

Chateau with Towers and two Guest Houses with a Pool and huge barn



INFORMATION

Town:	Trémons
Department:	Lot-et-Garonne
Bed:	10
Bath:	6
Floor:	147 m2
Plot Size:	19200 m2

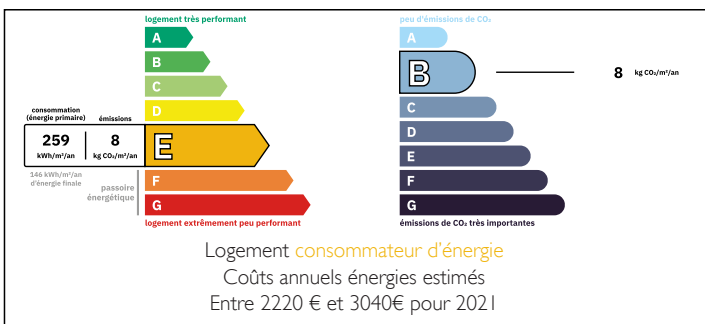
IN BRIEF

This chateau can be found behind large wrought iron gates. Upon the approach to this elegant Chateau with its symmetrical Towers gives a feeling of grandeur where a Well is also to be found and Cedar Trees

The two guest houses are renovated to enable a Gite business.

The Provencal style pool 10m x 5m salt water
The Chateau has double glazed windows.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 3000 EUR

NOTES

DESCRIPTION

In the heart of the Southwest region,
Close to Bergerac Airport (68 km),
Bordeaux Airport (167 km),
and Toulouse Airport (119.6 km);
near the towns of Fumel, Villeneuve-sur-Lot, and
Agen—the latter offering a flight connection to Paris
of just 1 hour and 25 minutes.

By TGV train, Toulouse and Bordeaux are one hour
away,

and Paris is four hours away.

The area features gently rolling hills and a mosaic
of meadows, woodlands, and cultivated landscapes.
It boasts exceptional architectural heritage,
including fortified medieval towns,
hilltop villages, châteaux, abbeys, and mills. It is close
to two towns—

one of which was a major fortified town
and is now home to artists and artisans—
where one can enjoy strolling along cobbled streets
lined with beautiful facades,
stopping for a bite to eat at restaurants
serving local produce, or simply taking in the view.
The Lot River, flowing below, is navigable,
offering a unique way to explore the region.

This elegantly proportioned château, in need of
renovation, awaits a new owner to make it their
own. A long hallway leads to the château's various
reception rooms. Flanking the hallway are two spiral
staircases, each leading to the upper floors which
comprises: an entrance hall, kitchen, library, living
room, sitting room with fireplace, 6 bedrooms, and
3 bathrooms. Each tower—featuring a spacious
bedroom and bathroom—

could easily be converted into a guest suite. There
are also cellars, outbuildings, and two separate
dwellings. The first property features, on the ground
floor, a spacious fitted kitchen, a living room with
access to a private terrace, a pellet stove, and...