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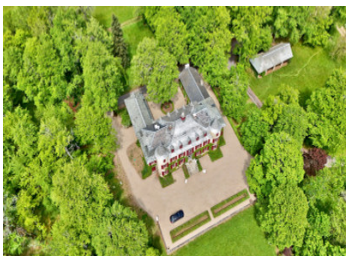
www.frenchestateagents.com

Ref: A46645SJM81 Price: 790 000 EUR

agency fees to be paid by the seller

Exceptional château, approximately 750m with 14 bedrooms and over 3 hectares in the Tarn















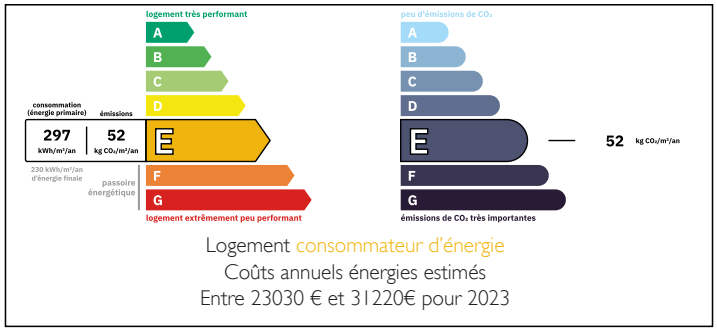
INFORMATION

Town:	Saint-Pierre-de-Trivisy
Department:	Tarn
Bed:	14
Bath:	5
Floor:	750 m2
Plot Size:	30303 m2

IN BRIEF

Just five minutes from a lively village with shops, a primary school, doctors and excellent leisure facilities, this character château offers approximately 750m² of living space within over 3 hectares of meadows, mature trees and well-maintained grounds. Its south-facing façade, towers and red shutters give it striking presence. Inside are a drawing room, sitting room, reception room, library, study, generous kitchen-dining room, games room and 14 bedrooms. One wing has its own kitchen and offers potential to create separate accommodation. Approximately 160m² of attic space remains available for conversion. A garage, covered porch, small outbuilding, cellar and boiler room complete this rare estate, equally suited to an exceptional family home or a high-end hospitality project.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 23030 € et 31220€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**2624 EUR**

NOTES

DESCRIPTION

Set in the rolling Tarn countryside, this château enjoys a privileged setting of over 3 hectares, comprising meadows, mature trees and well-maintained grounds.

Its south-facing principal façade gives the château an immediately recognisable presence. The towers, tall red-shuttered windows and walls partly softened by climbing greenery emphasise its character. To the rear, the two wings frame a more intimate and sheltered inner courtyard.

The grounds offer a variety of outdoor settings. The gravelled courtyard in front of the château opens towards the meadows and surrounding countryside, while clipped hedges, pathways, lawned areas and shaded spaces beneath mature trees create inviting places for outdoor dining, entertaining or simply relaxing.

The principal entrance opens into a light-filled hall featuring decorative floor tiles, generous proportions and an arched glazed doorway overlooking the grounds. This through-view creates an immediate sense of space and light.

The main living and reception rooms occupy the heart of the château. The drawing room, sitting room, library, study and reception room form a graceful sequence of spaces suited both to everyday living and formal entertaining. Fireplaces, high ceilings, timber staircases and period wooden floors reinforce the château's character, while the light decoration highlights the scale and elegance of the rooms.

More contemporary in style, the kitchen-dining room is arranged around a substantial central island and provides generous storage and preparation space. Its patterned floor creates an attractive link between the historic character of the château and modern-day comfort.