LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48880ENM46 Price: 1 590 000 EUR

agency fees to be paid by the seller

Château built on medieval foundations, offering 340 m of living space, outbuildings and 12 hectares of land,

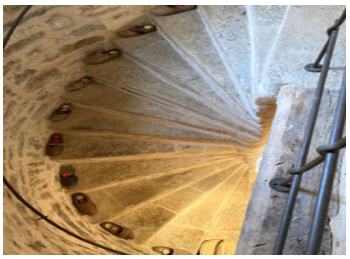






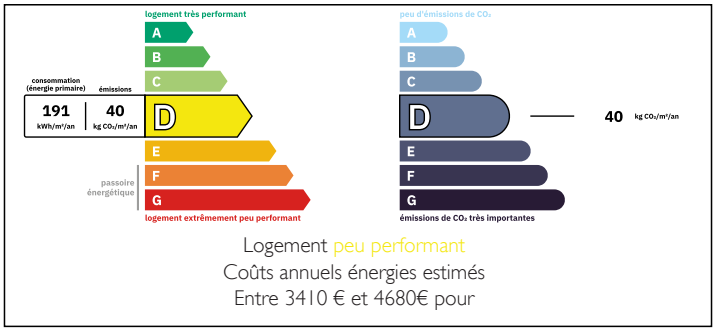








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3410 € et 4680€ pour

INFORMATION

Town:	Cahors
Department:	Lot
Bed:	6
Bath:	5
Floor:	340 m2
Plot Size:	120000 m2

IN BRIEF

At the heart of the Causses du Quercy Regional Natural Park, this exceptional château has been recently restored with the utmost respect for its heritage and authenticity.

It retains a wealth of remarkable medieval architectural features, including Gothic bevelled doorways, sculpted bas-reliefs and beautiful vaulted rooms.

Offering approximately 350 sqm of living space, the property comprises two adjoining and comfortable residences: the main manor house, featuring an elegant spiral staircase tower, and a separate caretaker's house.

The property offers a total of 11 rooms, including 6 bedrooms and 5 bathrooms or shower rooms, all fitted with modern amenities.

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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NOTES

DESCRIPTION

Set in the heart of the Causses du Quercy Regional Natural Park, this exceptional château has been recently restored with great care, preserving its authenticity and architectural heritage. It retains remarkable medieval features, including sculpted bas-reliefs, Gothic bevelled doorways and beautiful vaulted rooms.

Offering approximately 350 sqm of living space, the property comprises two adjoining and comfortable residences: the main manor house, distinguished by its spiral staircase tower, and a separate caretaker's house.

In total, the estate offers 11 rooms, including 6 bedrooms and 5 bathrooms or shower rooms, all benefiting from modern comforts. Central gas heating is provided via an underground storage tank.

The Main Residence

On the ground floor, three beautiful vaulted rooms comprise a spacious 46 sqm living room, a 26 sqm kitchen and dining room, together with a 29 sqm bedroom and a shower room, making single-level living entirely possible.

Upstairs, a generous 33 sqm study, two bedrooms measuring 45 sqm and 21 sqm respectively, and a bathroom complete the accommodation.

The Caretaker's House

The second residence features a 40 sqm living area with kitchen, a charming 22 sqm orangery, a 14 sqm bedroom and a shower room.

The upper floor offers two further bedrooms of 15 sqm each, two shower rooms, a 20 sqm study and a sauna.

The Grounds and Outbuildings