



VERY STYLISH AND ELEGANT CHÂTEAU, WITH
CARETAKERS COTTAGE, SEPARATE APARTMENT,
MUSIC RECORDING STUDIO AND SWIMMING
POOL ON 38 HECTARES

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DESCRIPTION

This property is immaculately presented and has been quality renovated by its current owners over the last couple of years. The property overlooks the surrounding valley, and benefits from amazing views. A very elegant property with lots of possibilities.



PROPERTY FACT FILE

REFERENCE	109235NK46H
PRICE	€ 1,950,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	5
ACCOMMODATION	553 m ²
LAND	380102 m ²
TOWN	CEZAC
DEPARTMENT	Lot
LOCATION	Close to golf course
TYPE	Country House, Family Home, Holiday Home
CONDITION	Excellent condition, ,
FEATURES	Barns / outbuildings, Business potential, Character property

*Price based on current exchange rate which is subject to change



CHATEAU (465 m2)

GROUND FLOOR:

Grand entrance and reception hall (72 m2) with fireplace, access to back terrace. WC. Living room (43 m2). Salon (26,8 m2). Office/library (40 m2). Kitchen/dining room (65 m2). Pantry (6 m2). Utility room (20 m2). Storage room (15 m2). Garage and boiler room (50 m2).

FIRST FLOOR ...

Mezzanine landing (35 m2). Master bedroom (40 m2) with dressing (19,35 m2) and en suite bathroom (28 m2) with twin wash basin, bath, shower and separate WC. Bedroom 2 (22 m2). Bedroom 3 (17m2). Bathroom (6,4 m2) with wash basin, bath/shower, WC. Bedroom 4 (15 m2) with dressing, Bedroom 3 (35 m2) with en suite bathroom (7,8 m2) with wash basin, bath with shower, WC

CARETAKERS COTTAGE (88 m2) ...

Entrance hall (6,3 m2). Living room with fireplace (24 m2). Kitchen (15 m2). Dining room with access to back terrace (12 m2). Bedroom 1 (12 m2). Bedroom 2 (12 m2). Bathroom with wash basin and bath/shower (5,5 m2). WC (2 m2).

EXTRA ...

Separate apartment (75 m2) with open-plan kitchen and living room, sliding doors leading to a private terrace, bedroom and bathroom with wash basin, shower and WC. Music recording studio (112 m2) with office (18 m2). Large stone barn (255 m2). Smaller barn (90 m2). Workshop (24 m2). Wood workshop (40 m2). Further outbuildings used for storage. Swimming pool, salt pool, with electric cover, heated.

GROUNDS ...

Property surrounded by 38 ha of land, some grasland, most woodland. 2 ponds on the property and a well. The property has been well renovated and benefits from double glazing, new plumbing and electricity, a choice between oil and/or wood fired central heating, septic tanks fully conforming.

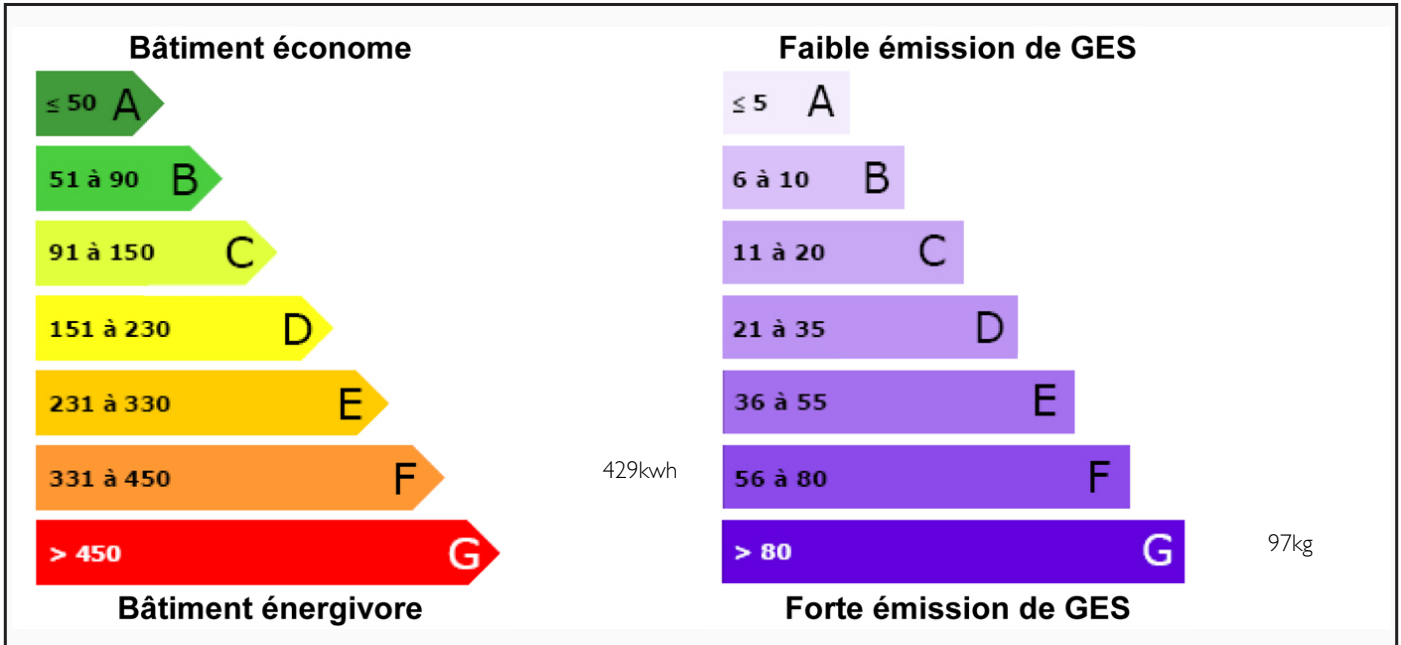
TRANSPORT ...

Castelnau Montrater (11 km). Montcuq (14 km). Cahors (19 km). Toulouse airport: 100 km. Bergerac airport: 110 km. Brive aeroport: 110 km.



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ENERGY-DPE



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