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## Listed Chateau with a park and orangery in Lot-et-Garonne

Nerac , Lot-et-Garonne , Nouvelle Aquitaine



# €1,740,000

inc. of agency fees

10 Beds    7 Baths    835 sqm    7 ha

Listed French Chateau with an orchard, outbuildings and an orangery set on 7 ha of land for sale in Lot-et-Garonne, in southwest France.

### At a Glance

<b>Reference</b>	MFH-TCM2922	<b>Near to</b>	Agen	<b>Price</b>	€1,740,000
<b>Bed</b>	10	<b>Bath</b>	7	<b>Hab.Space</b>	835 sqm
<b>Land</b>	7 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in Lot-et-Garonne in the Nouvelle Aquitaine region, between the towns of Nérac and Condom, this castle is listed as an ISMH and boasts a living area of 832 square metres.

The Renaissance entrance pavilion gives a view of the Italian garden, which includes yews and cypresses. There is also an entrance pavilion with sentry room upstairs (30 sq.m), awning, garage (30 sq.m), orangery (120 sq.m), dovecote (30 sq.m), châtelet with a vaulted room (28 sq.m) and upper floor (28 sq.m), and a small walled garden, accessible via a 14th-century Gothic bridge, adding to the old-world charm. Furniture is available for purchase.

The estate set on 7-ha of land with an orchard and walnut plantation, lies between Bordeaux and Toulouse, 1h30 from Bordeaux and Toulouse airports, and 30 minutes from Port-Sainte-Marie station.

## **The Accommodation in the Chateau**

### **The ground floor and basement**

- Entrance (30 sq.m)
- Old kitchen (56 sq.m) with fireplace
- Postern (20 sq.m) and 14th century wooden staircase
- Former wine cellar (85 sq.m) with cul-de-basse-fosse and dirt floor
- Guard room (26 sq.m) with dirt floor accessed from the low landing
- Large stone staircase
- Toilets

### **The first floor**

- Large living room (71 sq.m) with terracotta tiles and monumental stone fireplace
- Small bar (6 sq.m) in the tower
- Small living room (30 sq.m) with kitchenette and stone fireplace
- Equipped kitchen (16 sq.m)
- Bedroom 1 (25 sq.m)
- Bedroom 2 (23 sq.m) with private bathroom and toilet (4 sq.m) and fireplace
- Bathroom (5 sq.m) with marble bathtub
- Laundry room (5 sq.m)
- Hallway (7 sq.m)
- Landing
- Corridor (6 sq.m)
- 14th-century Gothic bridge to enclosed garden

### **The second floor**

- Summer lounge (85 sq.m) or music room, with floor and monumental stone fireplace
- Library (6 sq.m) in the tower
- Anteroom (30 sq.m), tiled floor, stone fireplace

- Bedroom 3 (23 sq.m) with terracotta tiles, stone fireplace, private bathroom, walk-in shower and WC (4 sq.m)
- Bedroom 4 (22 sq.m) octagonal in the tower, terracotta tiles, stone fireplace
- Bedroom 5 (23 sq.m)
- Bedroom 6 (16 sq.m) with terracotta tiles and fireplace
- Bathroom (6 sq.m)
- Toilet (2 sq.m)

### **The third floor**

- Attic (126 sq.m)
- Octagonal games room (22 sq.m)

### **The fourth floor**

- Bedroom 7 (30 sq.m) to be converted
- Octagonal attic (22 sq.m) to be converted

## **Land and Outbuildings**

- Land of 7ha 489 with an orchard and walnut plantation
- Entrance pavilion with sentry room upstairs (30 sq.m)
- Awning – Garage (30 sq.m)
- Orangery (120 sq.m)
- Dovecote (30 sq.m)
- Châtelet, vaulted room (28 sq.m) with upper floor (28 sq.m)

*Pleasure property or castle with hospitality activity, the possibilities are numerous. Possibility to purchase part of the furniture.*

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

## And Before You Ask

Condition:	Good general condition
Heating System:	Central heating (oil)
Currently lived in:	Yes
Property Tax:	€5500.00

## Summary

Property type:	Chateau
Bedrooms:	10
New Home?	No
Bathrooms	7
Price	€1,740,000

## Key Information

Internal Area:	835 sqm
Land Area:	7 ha
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes

## Location: Nouvelle Aquitaine



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