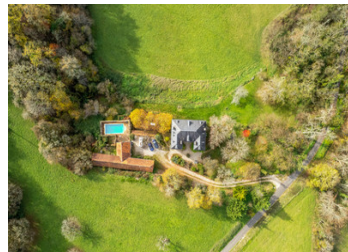


## 18th-century château, swimming pool, barn, meadows and forests

EXCLUSIVE



## INFORMATION

Town:	Martel
Department:	Lot
Bed:	7
Bath:	6
Floor:	408 m <sup>2</sup>
Plot Size:	38985 m <sup>2</sup>

## IN BRIEF

Just a few minutes from Turenne, awarded one of France's most beautiful villages, this château dating from 1764 offers spacious living spaces and abundant natural light thanks to its numerous windows, typical of its classical architecture. Set on 4 hectares of land with particularly harmonious proportions, it is an ideal opportunity to personalise a place full of charm.

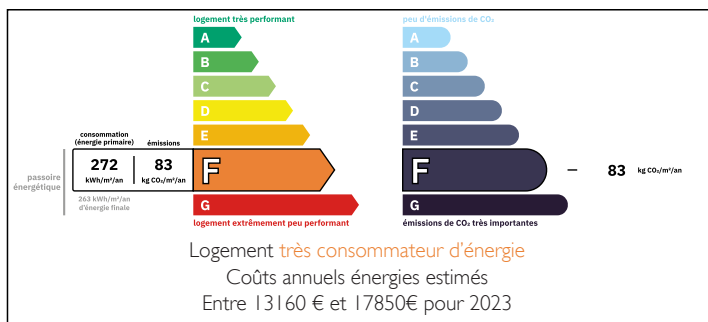
No nearby road or nuisance!

Interior features:

- 7 bedrooms, including 6 with en-suite bathroom
- Period floorboards
- Large space, currently a bar, which can be adapted as required
- Convertible attic space allowing for the creation of more rooms

Renovations required: bathrooms, kitchen and

## 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.



## DESCRIPTION

Set back from the road down its own driveway and enjoying a beautiful environment without any nuisance, just a few minutes from Turenne, awarded one of France's most beautiful villages, this château dating from 1764 offers spacious living spaces and abundant natural light thanks to its numerous windows, typical of its classical architecture. Set on 4 hectares of land with particularly harmonious proportions, it is an ideal opportunity to personalise a place full of charm.

### GROUND FLOOR

Entrance hall + staircase - 34 m<sup>2</sup>  
 Boot room - 13 m<sup>2</sup>  
 Dining room - 39 m<sup>2</sup>  
 Living room - 34.5 m<sup>2</sup>  
 Kitchen - 25 m<sup>2</sup>  
 WC/washbasin - 5 m<sup>2</sup>

### FIRST FLOOR

Hallway/library - 40 m<sup>2</sup>  
 Corridor - 22 m<sup>2</sup>  
 Guest bedroom - 16 m<sup>2</sup> + bathroom/WC - 5.5 m<sup>2</sup>  
 Boy's bedroom - 16 m<sup>2</sup> + bathroom/WC - 5.5 m<sup>2</sup>  
 Girl's bedroom - 13 m<sup>2</sup> + shower room/WC 5.5 m<sup>2</sup>  
 Master bedroom - 16.5 m<sup>2</sup> + bathroom/WC - 4.5 m<sup>2</sup>

### 2nd FLOOR

Hallway - 15 m<sup>2</sup>  
 Bedroom on the far left - 13 m<sup>2</sup> + shower room/WC - 2 m<sup>2</sup>  
 Middle bedroom - 15 m<sup>2</sup> + shower room/WC - 3 m<sup>2</sup>  
 Adjoining bedroom - 12 m<sup>2</sup>

### GARDEN LEVEL

Large room with bar - 53 m<sup>2</sup>

### EXTRAS

10x5m swimming pool - chlorine/liner to be changed (technical area underneath)  
 Convertible attic 66 m<sup>2</sup> floor space  
 Garden level:  
 - Entrance hall - 18 m<sup>2</sup>  
 - Wine press room - 19 m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière:** 4022 EUR  
**Taxe habitation:** EUR

## NOTES