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Listed Château with land and views between Toulouse and Bordeaux

Condom , **Lot-et-Garonne** , **Nouvelle Aquitaine**



€1,740,000

inc. of agency fees

6 Beds 5 Baths 800 sqm 8 ha

Listed Château set in 7 hectares of land with an orchard, walnut trees, and a variety of outbuildings in a quiet environment between Toulouse and Bordeaux in southwest France.

At a Glance

Reference MFH-TCM2916
Bed 6
Land 8 ha

Near to Agen
Bath 5
Pool No

Price €1,740,000
Hab.Space 800 sqm
Land Tax €6000.00

Property Description

Located on the outskirts of a Gascon village between Nérac and Condom in the Lot-et-Garonne region, this château, which is listed as a historical monument, boasts approximately 830 sqm of living space and offers a stunning panoramic view of the rolling landscape of the Albret area. The Renaissance-style entrance pavilion provides a glimpse of the elegant Italian garden, featuring yew and cypress topiaries, an orangery, and a

dovecote.

The Gascon château features spacious living areas filled with natural light, and has preserved its authenticity with two round towers dating back to medieval times. During the Renaissance era, the château was renovated with the addition of a tower featuring a grand stone staircase, as well as an entrance pavilion with a sentry room on the first floor. The former stables were converted into an orangery.

The property boasts a range of architectural treasures, including fireplaces, mullioned windows, exposed beams and stonework, and decorative elements such as the Italian-style garden, fountain, basin, and statue, which all add to the ambiance of a bygone era steeped in history.

The 7-hectare estate is composed of an orchard and walnut trees, and is situated in a serene environment that is equidistant from Bordeaux and Toulouse (1.5 hours from both airports, and 30 minutes from Port-Sainte-Marie train station).

The Accommodation in the Château

The ground floor and basement

- Entrance hall (30 sq.m)
- Old kitchen (56 sq.m), fireplace
- Poterne (20 sq.m), wooden staircase (14th century)
- Old cellar (85 sq.m) with cul-de-basse-fosse, clay floor
- Low landing giving access to the guards' room (26 sq.m), clay floor
- Large stone staircase
- toilet

On the first floor

- Large living room (71 sq.m) with terracotta tiles, monumental stone fireplace
- Small bar in the tower (6 sq.m)
- Small living room (30 sq.m) with kitchenette, 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), fireplace
- Bathroom (5 sq.m) with marble bathtub
- Laundry room (5 sq.m)
- Vestibule (7 sq.m)
- Landing
- Corridor (6 sq.m)
- 14th century gothic bridge leading to an enclosed garden

On the second floor

- Summer lounge (85sqm) or music room, floor, monumental stone fireplace
- Library (6 sq.m) in the tower
- Anteroom (30 sq.m), tiled floor, stone fireplace
- Bedroom 3 (23 sq.m), terracotta tiles, stone fireplace, private shower room, Italian shower and toilet (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), terracotta tiles, fireplace
- Bathroom (6 sq.m)
- Toilet (2 sq.m)
- Landing

On the third floor

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

On the last floor

- Room 7 (30 sq.m) to be converted
- Octagonal attic (22 sq.m) for conversion

Outside

- Land of 7ha 489 with with orchard and walnut trees
- Entrance pavilion with sentry's room
- Awning – Garage (30 sqm)
- Orangery (120 sqm)
- Dovecote (30 sqm)
- Châtelet, vaulted room (28 sqm) with first floor (28 sqm)
- Outside toilet

The Area and Access

Located in a peaceful setting halfway between Bordeaux and Toulouse, this exceptional château offers the perfect escape from the hustle and bustle of modern life. Its proximity to Bordeaux and Toulouse airports, as well as Port-Sainte-Marie train station, ensures easy access for those seeking a private sanctuary or a venue for hosting events.

Whether intended for private pleasure or as a host's château, the possibilities for this property are almost endless...

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓

And Before You Ask

Condition:	Very good
Heating System:	Central heating (oil)
Reason for selling:	Other
Currently lived in:	Yes
Condition of Roof:	Excellent
Land Tax:	€6000.00

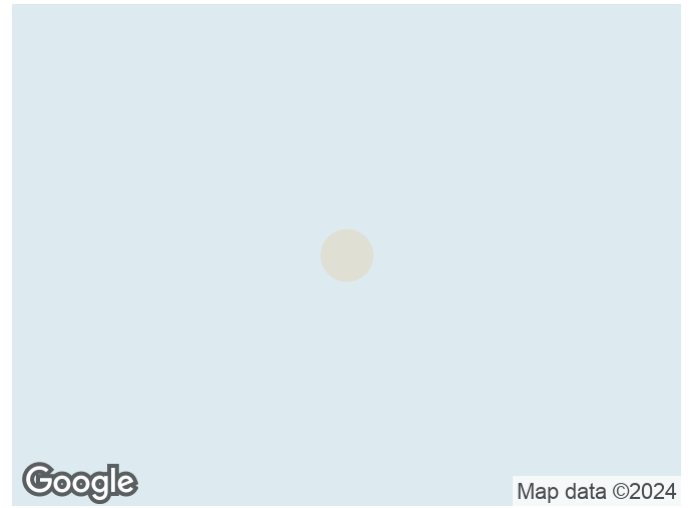
Summary

Property type:	Chateau
Bedrooms:	6
New Home?	No
Bathrooms	5
Price	€1,740,000

Key Information

Internal Area:	800 sqm
Land Area:	8 ha
Property Features:	
•	Roof in excellent condition
•	central heating
•	possibility to negotiate the furniture
•	panoramic views
•	wine cellar
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes

Location: Nouvelle Aquitaine



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