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Fairytale chateau on the outskirts of Valence d'Agen

Agen , Tarn-et-Garonne , Occitanie



€2,625,000

inc. of agency fees

20 Beds 10 Baths 2340 sqm 2.4 ha

Historic 15th-century chateau transformed into a luxurious B&B and event venue, boasting three towers, en-suite rooms, located in a prime location along the Santiago de Compostela hiking trail.

At a Glance

Reference MFH-RLP60854
Bed 20
Land 2.4 ha

Near to Agen
Bath 10
Pool Yes

Price €2,625,000
Hab.Space 2340 sqm
Land Tax N/A

Property Description

Built-in the 15th century on top of a 13th century Château remains, this property has been converted into a fantastic venue offering overnight B&B bookings in ensuite rooms or apartments. Flanked by three elegant towers, and impressive gates taking you back in time. Now, it is the place for people looking for a

magnificent venue for a wedding or business meeting. Being on the route of a hiking path to Santiago de Compostela, it can also be a good resting place for pilgrims.

Accommodation in the Chateau

The ground floor

- Apartment 1: living room - dining room - kitchen - bedroom - bathroom, WC
- Apartment 2: living room, 2 bedrooms, kitchen, bathroom, WC
- Apartment 3: living/ dining/kitchen, 2 bedrooms, bathroom
- Studio 1: living/ dining /kitchen/bedroom/shower room
- Studio 2: living/ dining/kitchen/bedroom/shower room

The first floor

- Apartment 4: living, tower bedroom, bathroom
- 5 B&B - rooms: all ensuite, between 15 and 30 sq.m
- Dining room for B&B guests
- A kitchen
- Studio 3 and 4 : living/ bedroom/shower room and terrace

The second floor

- Apartment 4: living room, 2 bedrooms, kitchenette, bathroom
- Apartment 5: living room/kitchenette, bedroom, bathroom
- Apartment 6: living/kitchenette, bedroom, bathroom
- Studio 5: bedroom/living/kitchen , balcony, bathroom
- Studio 6: bedroom/living/kitchen, bathroom

Outbuildings

- Manor house: 540 sqm - new roof and windows - needs to be finished - 3 levels
- Orangerie of 330 sqm - ideal wedding venue or conference - kitchen, toilets - terrace, attic for storage (250 sqm)
- 3 storage units of each 25 sqm
- Laundry room of 25 sqm
- Fitness room in vaulted cellar

Outside

The property is set on 2.4 hectares of land, next to a golf park, it offers many opportunities.

The Area and Access

This Chateau is situated within the center of South-West France, located between Bordeaux and Toulouse, in close access to the motorway.

Environment & Surroundings

Near to Schools? ✓
Near to a Golf Course? ✓

And Before You Ask

Heating System: Central heating (gas)

Summary

Property type: Chateau
Bedrooms: 20
Bathrooms: 10
Price: €2,625,000

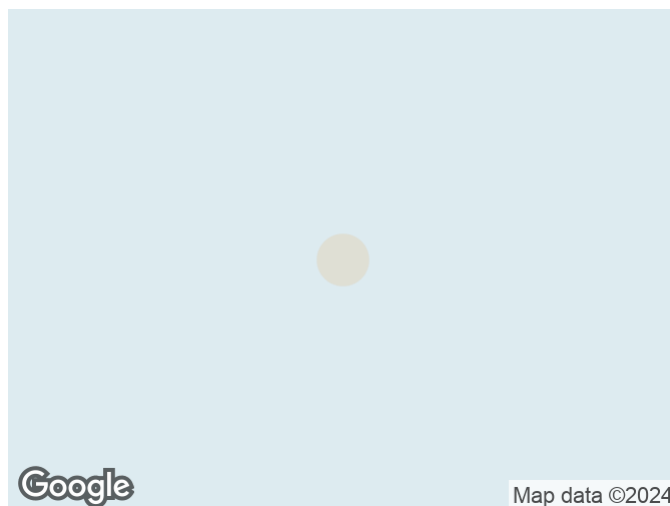
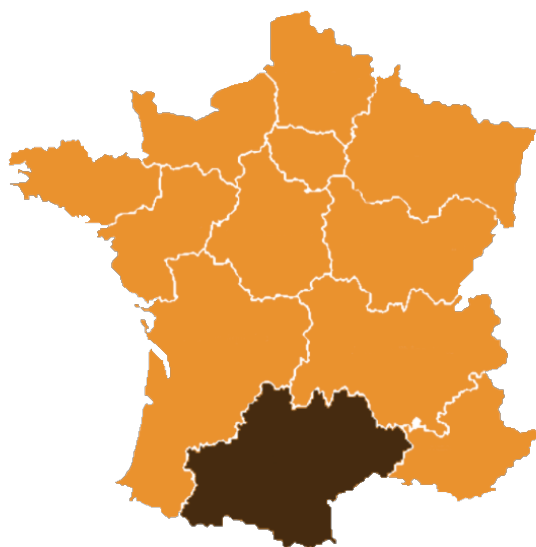
Key Information

Internal Area: 2340 sqm
Land Area: 2.4 ha
Property Features:

- Castle 1800m2 and Manor house 540m2 (to finish)

Has a Garden: Yes
Has a Terrace? Yes
Swimming Pool? Yes

Location: Occitanie



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