

Chateau with Towers and two Guest Houses with a Pool and huge barn



INFORMATION

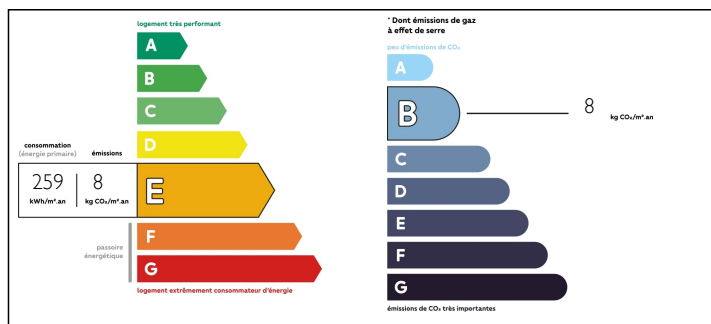
Town:	Trémons
Department:	Lot-et-Garonne
Bed:	7
Bath:	5
Floor:	147 m2
Plot Size:	19200 m2

IN BRIEF

This chateau can be found behind large wrought iron gates upon the approach to this elegant Chateau with its symmetrical Towers gives a feeling of grandeur where a Well is also to be found and Cedar Trees The two guest houses are fully renovated to enable a Gite business. The Provencal style pool 11m x 5m is in excellent condition Although the Chateau has a new roof and double glazed windows the rest awaits renovation.



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.



NOTES

DESCRIPTION

In the heart of the South-West region,
Close to Bergerac airport 68km
Bordeaux airport 167km
Toulouse airport 119.6km
close to the towns of Fumel, Villeneuve-sur-Lot and
Agen, whose airport links it to Paris in
1 hour 25 mins. By TGV, Toulouse and
Bordeaux are just one hour away and Paris
four. A gently undulating region alternating a
coloured mosaic of grasslands, woods and
cultivated landscapes where an outstanding
architectural heritage is made up of a number
of medieval fortified towns, hilltop villages,
castles, abbeys and mills. Close to two towns,
one of which was once an important fortified
city and today home to artists and craftsmen,
where it feels good to stroll through cobbled
streets and their beautiful facades, and stop
off to eat something at the restaurants serving
local produce or just simply enjoy the view.
The river Lot located downhill is navigable
making it possible to visit the region in a
different way.

This Chateau with its elegant proportions awaits
renovation although the roof and windows are
recently replaced. The long corridor leads to the
Chateau's different reception rooms. Flanked upon
each side of the corridor a set of spiral stairs can be
found, each leading to the next floors of the chateau
which are awaiting restoration.

There are two Gites which have been renovated to
a high specification. Each have log burners fully fitted
kitchens and modern shower rooms and with
separate W.C. cozy sitting rooms The
450 m² chateau comprises: entrance hall, kitchen,
library,
living room, sitting room with fireplace, 3 bedrooms,
6 bedrooms with
bathrooms. Each tower with spacious bedroom
and...