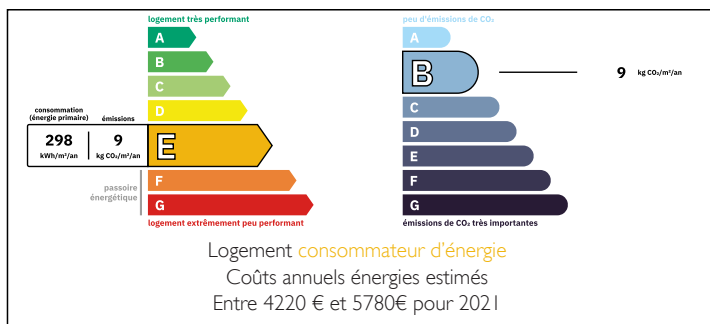


SOLD : Live the life of luxury in a château, without constraints!



ENERGY - DPE



INFORMATION

Town:	Cressensac-Sarrazac
Department:	Lot
Bed:	4
Bath:	3
Floor:	220 m2
Plot Size:	42970 m2

IN BRIEF

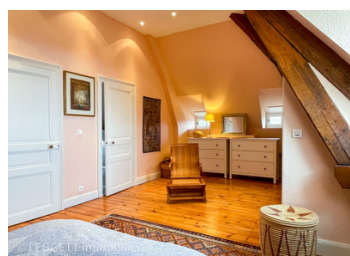
Living in a château, without constraints! This magnificent 220 m² duplex apartment occupies the 1st and 2nd floors of Château de Muzac. The château, built in the late 16th century, overlooks a magnificent garden of topiary mazes, and offers a breathtaking view over the village of Turenne and the valley beyond.

The park and swimming pool are maintained by a service provider and paid for by the joint owners: you can enjoy a prestigious setting without the inconvenience.

A stone spiral staircase leads to the first floor of the château and to the apartment: you enter into a huge living room with a view over the valley, and an open-plan kitchen. Well-distributed floorplan : you also have a bedroom, a study and shower room-WC.

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

In detail:

220 m2 duplex apartment located on the first and second floors of Château de Muzac. All or part of the second floor of the apartment can easily be independent, as each floor has its own entrance.

The park, garden and swimming pool are maintained by independent service providers managed by the joint owners. As a result, maintenance costs are shared between several co-owners, allowing you to benefit from high end services at a reasonable cost.

It is a true "lock up and leave" holiday home !

Surface areas are approximate :

1st floor

- Living room + 2 closets: 44.35 m2
- Kitchen/dining room: 42.65 m2
- Hallway: 9 m2
- Study: 6.40 m2
- Bedroom: 17.15 m2
- Shower room-WC: 3.80 m2

Second floor

- Landing
- Hallway with cupboards: 11.40 m2
- Bedroom 2: 25.80 m2
- Bathroom/WC/laundry room: 10.40 m2
- Workshop: 10.50 m2
- Kitchenette: 7.80 m2
- Bedroom 3: 19.75 m2
- Bathroom / WC: 6.70 m2

Attic: approx. 15 m2, already insulated (can be used as a bedroom)

Cellar approx. 7.50 m2

The two floors could very well be independent of each other, or you could perfectly well use the studio (kitchenette and workshop) independently and the rest privately.

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES