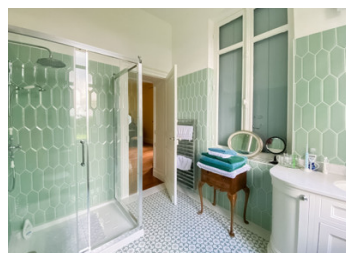


Exquisite Bijoux Chateau in 12 acres with attention to detail designed by a famous architect of the day



INFORMATION

Town:	Laroque-Timbaut
Department:	Lot-et-Garonne
Bed:	6
Bath:	2
Floor:	400 m2
Plot Size:	52197 m2



IN BRIEF

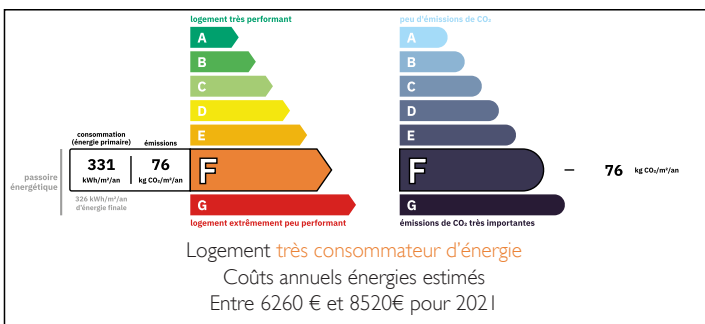
Stunning Chateau built 1901 circa, original ornate stained glass windows and doors. Ornate stone work façade, and slate roof in good condition.

Enter either through the driveway or the pedestrian original gate takes you to the ornate Chateau abundant in detail and beauty. Ornate ceilings in the entrance hallway and in the drawing room you will find vaulted ceilings and original marble fireplaces. All the original wooden floors are in excellent condition. Functioning original wrought iron radiators throughout.

You will find a superb kitchen with granite worktops and stylish piano oven and wooden painted cabinets upon a tiled floor tall wall radiator and door leading out to the garden and park beyond.

The immaculate 50 metres stone studio is well lit has double glazed casement windows and is heated is in immaculate equipped with a sink...

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

Enter the Grand hallway through the original front door with its stained glass and ironwork the entrance hall still has the original carreaux ciment tiles. 7.90 x 4.70 x 5.00 approx. Original ornate plasterwork upon ceiling.

Then entering the morning room with double aspect original casement windows in excellent condition. Painted panelling on walls marble fire surround with log burner and original wooden parquet flooring, 5.00m x 4.25m

Double doors leading from Hallway enter to the Drawing Room/Music room with working Chimney 5.00m x 4.97m Stained glass windows triple casement doors with stain glass leading onto stone balcony area.

parquet flooring.

Dining room again parquet flooring 4.50m x 5.00m approx. Marble fire surround, double casement windows working wrought iron radiators ornate coving and vaulted ceilings.

The Kitchen equipped with granite worktops piano oven, hand painted cabinets integrated dishwasher.

Laundry Room 1.74m x 1.87m space for two appliances and sink fitted

Cloakroom 2.70m x 1.12m approx. W.C and hand basin by Burlington, wooden floor and half tiled walls double casement windows.

Arriving upon the first floor you will find three beautiful sized bedrooms each with their own fireplaces, original wooden floors, two of the bedrooms have their own en-suites shower rooms Separate W.C

Arriving upon the second floor you will find three further bedrooms One of the rooms has a room attached ready to be transformed into a bathroom. All feeds are in place ready to have bathroom equipment installed.

The third bedroom can be reached via another of...

LOCAL TAXES

Taxe habitation:

EUR

NOTES