

## Elegant Château & Gatekeeper's Cottage in Puy-l'Évêque – A Historic Gem in the Lot Valley



## INFORMATION

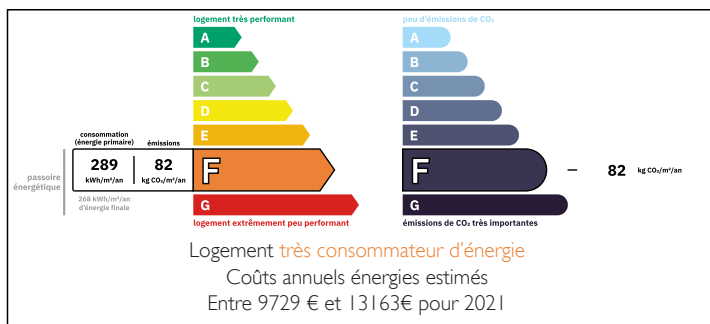
Town:	Puy-l'Évêque
Department:	Lot
Bed:	10
Bath:	6
Floor:	419.12 m2
Plot Size:	18763 m2



## IN BRIEF

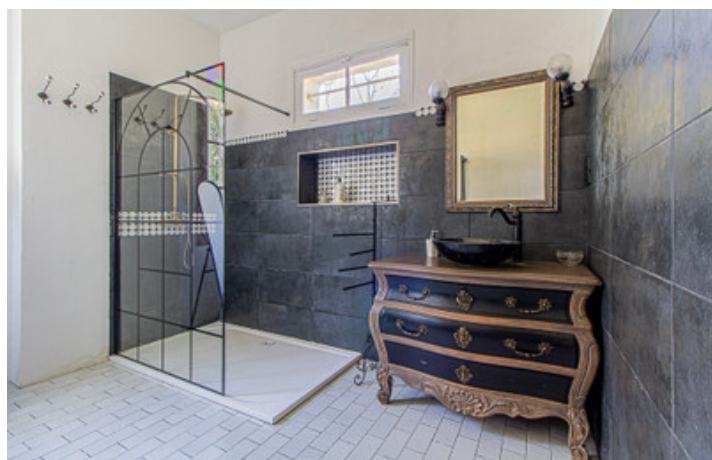
Step into history with L'Ameillée, a stunning Napoleonic chateau in Puy-l'Évêque, nestled in the heart of the Lot Valley and Cahors vineyards. This estate offers a grand main house, a charming gatekeeper's cottage, historic outbuildings, and 2 hectares of land—all just minutes from amenities and transport links.

## 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.



## LOCAL TAXES

**Taxe foncière: 3433 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

A Timeless Château in the Heart of the Lot Valley  
A Rich History Steeped in French Heritage  
Dating back to the 18th and 19th centuries, L'Ameillée is a property of distinction, once home to some of Puy-l'Évêque's most prominent figures. Originally the residence of the canton's judge, it later became the home of the town's physician. Over the years, the estate was owned by an esteemed local family of notaries, doctors, and high-ranking military officers, with several former mayors of Puy-l'Évêque calling it home.

The name Ameillée refers to a landscape once filled with almond trees. The estate sits near what was once the town's historical gendarmerie (1879-1962), reinforcing its deep roots in the community.

Today, this prestigious estate offers a rare opportunity to own a piece of French history, with beautifully maintained architecture, elegant living spaces, and stunning countryside views.

Main Château – "L'Ameillée" (Total: 325 m<sup>2</sup>)

A Napoleonic residence blending timeless charm and modern comforts, featuring:

First Floor – 250 m<sup>2</sup>

Grand dining & living room – 48.5 m<sup>2</sup>

Spacious open-plan kitchen – 21 m<sup>2</sup>

Private library/TV room – 10.9 m<sup>2</sup>

Utility room (local cumulus) – 13 m<sup>2</sup>

Bedroom 1 – 26.1 m<sup>2</sup>

Bedroom 2 – 17.6 m<sup>2</sup>

Bedroom 3 – 16.5 m<sup>2</sup>

Bedroom 4 – 34.5 m<sup>2</sup>

An elegant terrace – 89 m<sup>2</sup> offering stunning countryside views

Second Floor – 75 m<sup>2</sup> (not including attic)

Bedroom 5 – 37.2 m<sup>2</sup>

Bedroom 6 – 14.2 m<sup>2</sup>

Attic space – 80 m<sup>2</sup>, ideal for conversion