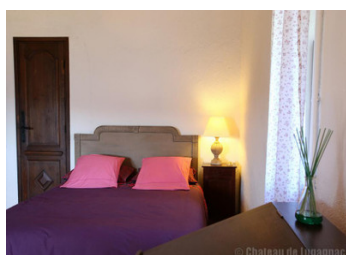


Restored Château with Parkland, Swimming Pool and Reception Venue



INFORMATION

Town:	Rivière-sur-Tarn
Department:	Aveyron
Bed:	8
Bath:	0
Floor:	585 m2
Plot Size:	30000 m2

IN BRIEF

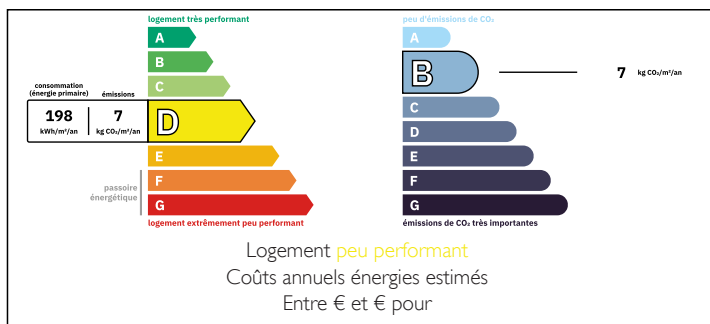
Fully Restored 14th-Century Château with Reception Venue

Located in the heart of Rivière-sur-Tarn, near the Gorges du Tarn and the Millau Viaduct, this beautifully restored 14th-century château offers approximately 585 m² of living space combining historic charm with modern amenities, including wood-fired central heating, filtered spring water, and fiber-optic internet.

Set within 3 hectares of landscaped grounds, the property features a swimming pool, tennis court, vegetable garden, mature parkland, and ample parking. A separate 180 m² stone reception hall with a fully equipped catering kitchen provides excellent potential for events, hospitality, or tourism activities.

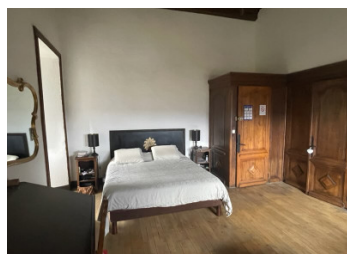
An exceptional and authentic estate, ideal as a prestigious family home or a high-end hospitality

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

Magnificent 14th-Century Chateau with Reception Venue and 3 Hectares of Grounds

Nestled in a peaceful and green setting, this remarkable 14th-century chateau is located in Rivière-sur-Tarn, close to the spectacular Gorges du Tarn and the iconic Millau Viaduct.

Carefully restored throughout, this exceptional property successfully combines historic character with modern comfort, featuring a Froling wood-fired central heating system, filtered spring water supply, and high-speed fiber-optic internet.

Offering approximately 585 m² (6,300 sq ft) of living space, the chateau boasts generous reception areas, bright lounges, a fully equipped vaulted kitchen, a library, several en-suite bedrooms, and a spacious family suite.

The estate extends over approximately 3 hectares (7.4 acres) of landscaped grounds, including a mature park, vegetable garden, 10 x 5 m in-ground swimming pool, tennis court, and extensive private parking.

A separate 180 m² stone reception hall, complete with a fully equipped catering kitchen, provides outstanding opportunities for family gatherings, events, hospitality, or tourism-related projects.

In addition, an independent farmstead comprising several buildings is available for purchase separately.

A rare and authentic property, perfectly suited as a prestigious family residence or a hospitality venture in one of southern France's most sought-after regions.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES