



# Stunning XIV/XVII Century Chateau + 2 Gites,

# €2,250,000

81140, Albi, Tarn, Occitanie

Ref: 42157m0

\* For Sale \* 9 Beds \* 9 Baths \* 650m2

Totally restored 7 bed/7 bath family home with 4 reception rooms, study and Orangery. Two 1-bed Gîtes/Maison de Gardien. 5mx15m Swimming Pool, Tennis Court, beautiful Pigeonier and just under 20 acres of garden, woods and fie

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**French Entrée** 



## Property Description

In a picturesque setting yet less than one hour from the vibrant city of Toulouse with its international airport, this magnificent XIV/XVII Century Château has been meticulously renovated and offers extensive views over pretty rolling countryside, close to a beautiful bastide village.

The Château offers 650m<sup>2</sup> of accommodation, tastefully restored to a very high standard.

The accommodation includes:

- Exceptionally attractive reception rooms including a main Drawing Room with exposed beamed ceiling, vast stone fireplace with attractive sculpted over mantle
- Secondary Salon also with exposed beamed ceiling and stone fireplace with attractive detail above
- Dining room with stone floor with black diamond cabochons, vast stone fireplace with carved over mantle with heraldic crest and half wood panelling
- Fitted kitchen with tomette styled floor, Aga, black granite work surfaces and fitted units, exposed beam and dining area
- Breakfast room with fireplace and pillars, stone floor
- Beautiful stone staircase leading to spacious light landing with stone floor with black cabochon inserts and half glazed door with balcony overlooking the view
- Seven bedrooms and seven bathrooms
- Under floor central heating

Outbuildings:

- Two 1-bed gîtes

Grounds:

- Swimming pool with flagstone surround and framed by hedges and cedar trees to one side of the Château
- All weather Tennis court
- Superb gardens 8,3 Hectares ( 20,5 acres ) and a stunning Pigeonnier and Well.

Take an aerial tour with this short film.





PC: 05 63 36 00 00

1999

SYNTHÈSE

Propriétaire: M et Mme BODER

Type de bien: Chalet

Adresse: 81150 CASTELNAU-DE-MONTMIRAL

NOTE DE SYNTHÈSE

Ref: 12-11941-BODER

TERMITES

» Absence d'indices d'infestation

AMIANTE

» Dans le cadre de la mission décrit en tête de rapport, il n'a pas été repéré de matériaux et produits susceptibles de contenir de l'amiante

PLOMB

» Des revêtements non dégradés, non visibles (classe 1) ou en état d'usage (classe 2) contenant du plomb ont été mis en évidence.

ÉLECTRICITÉ

» L'installation intérieure d'électricité comporte une ou des anomalies pour laquelle ou lesquelles il est recommandé d'agir afin d'éliminer les dangers qu'elle(s) présente(nt).

GAZ

» L'installation ne comporte aucune anomalie

MESURAGE

» Total : 646,700 m²

DPE

Logement existant

Logement neuf

Estimation des émissions :

» 24,31 kg<sub>CO2</sub>/m².an

ERNMT

Mouvement de terrain

Mouvement de terrain, approuvé le 13/01/2006

Exposé

Non

Protection

Protection, approuvé le 05/05/2013

Non exposé

Non

Signature

Sally Sautou