



## Beautiful small chateau and its estate overlooking the Lot valley,

47150, Monflanquin, Lot-Et-Garonne, Nouvelle-Aquitaine

\* Available \* 8 Beds \* 3 Baths

Beautiful small chateau and its estate overlooking the Lot valley

# €1,158,000

Ref: BVI66582

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## Property Description

Very beautiful 18th century stone property in a dominant position overlooking the Lot valley and surrounded by 18 hectares of meadows, woods, fields and an orchard. Small castle on a human scale offering 4 spacious and luminous bedrooms and 3 bathrooms, several large living rooms with fireplaces and high ceilings. Gas central heating and double glazing in addition to the thick walls will protect you from the heat of summer and the relative cold of winter.

Outbuildings that can be converted into a dwelling or reception rooms (subject to necessary permissions) surround a charming courtyard with a well. On the front of the property there is a fantastic terrace offering unobstructed views.

A private airstrip of more than 400 meters, registered for microlights, is located at the foot of the property. There is also a well-maintained former farm that offers more than 1200 m<sup>2</sup> of outbuildings, as well as a house of 175 m<sup>2</sup> with 4 bedrooms, 1 kitchen, 1 dining room, 1 living room, 2 toilets, 1 utility room, equipped with gas central heating and a wood burner.

This is a dream property for a tourism project, horses or aeronautics enthusiasts.



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