



# MANSION IN THE WHITE QUERCY,

82200, Moissac, Occitanie

€1,295,000

Ref: LN-Y9WKP

\* 12 Beds \* 1 Bath \* 730m2

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**French Entrée** 



## Property Description

Ref:4025 MANSION IN THE WHITE QUERCY

In a preserved countryside, without any nuisance, this noble manor house is ideally located a few miles from the villages of Lauzerte, an atypical bastide of Quercy, and also Moissac, famous for its abbey and its grapes. These two charming villages offer all the necessary amenities for daily life.

The construction dates back to 1810. In 1903, the property was given to the hospitals of Moissac to house children. It was also used as a hideout for resistance fighters during the Second World War. The property was returned to private ownership in the 1950s.

The rectangular main building has three levels. The whole is topped by a substantial roof, allowing the third floor, which is partly mansard-roofed, to offer beautiful volumes while maintaining a comfortable height. Unusually shaped oculi provide soft light to the rooms on this floor. The south-east-facing main façade is neo-Palladian in style, bringing rigour and allure to the whole, without forgetting the Venetian touch that we also find inside through the decoration, like a signature desired by the owners of the property!

With a living area of approximately 730 sqm, the distribution is as follows:

On the ground floor: a vast hall runs through the entire building and gives access to the wide staircase leading to the upper floors. The floors are in terracotta with, in certain rooms, a very beautiful oak floor pattern. The ceiling heights exceed 3 metres and contribute to the good proportions of the whole. The whole house has oak door and window frames with double glazing, and the old cast-iron espagnolettes have been preserved. On one side of the hall, there is a kitchen, a living room with fireplace and a suite. On the other side of the hall is a large dining room and another suite. The 10 vast suites in the house have all been fitted out to offer a bedroom of more than 25 sqm, an independent living room of about ten sqm and bathrooms of a substantial surface. We have beautiful independent spaces, like a small house within a house. The living area on this level is approximately 250 sqm.

On the first floor: Four suites and a bedroom with its own shower room. This represents a living area of approximately 250 sqm. The hall, in the same configuration as on the ground floor, is in a central position and crosses, and thanks to the presence of large load-bearing walls, offers perfect acoustics to the occupants of this floor, dedicated to rest. At the end of the hall, on the side of the main facade, a loggia, a fully-fledged exterior room, very characteristic of Palladian style buildings, offers a view of the park.

On the second floor: When you reach the top of the staircase, you will discover a terracotta brick arch with a small, intimate lounge created under the vault and in the recess that follows it. If you look up, you will discover a magnificent pegged roof structure of large section and at the end of the large hall, which also serves as a games room, you will see a second loggia offering, just like the first, a view and a space for relaxation. Two suites and three bedrooms have been fitted out, always with maximum comfort and careful decoration. As the rooms are attic, the atmosphere is somewhat different; once again, you can admire the structural parts and the little nooks and crannies created by these technical constraints; this brings a tremendous charm!

With a surface area of approximately 2.47 acres, the land is fully enclosed with an automatic gate at the entrance. The house is positioned on the highest part of the plot and relatively to the rear of the plot, which helps to maintain views and space from the terrace. The garden is a mixture of English and French gardens, with gravelled paths for walking and admiring some beautiful old trees such as cedars of Lebanon and oaks. A large swimming pool with pool house, toilet and shower has been installed. Plastered walls close off this relaxing space. Access is through a small wrought iron gate next to the French garden with boxwood paths spared by the moth thanks to the care of the owners. In the bathing area, we also find an old ice-house which bears witness to the past of the place.



## Gallery

