COLDWELL BANKER
EUROPA REALTY

Castle Montauban 480 m²



SALE PRICE : 780 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

EXCLUSIVITY

8 rue Lamennais
France, 75008, Paris

PHONE : +33183535353
prestige@coldwellbanker.fr

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DESCRIPTION

Just minutes from Montauban, set within over 6.5 hectares of private grounds, this 19th-century château offers a rare privilege, the peace and privacy of a substantial country property, just five minutes from everyday amenities.

Here, prestige meets the pleasure of country living. Elegant surroundings, generous proportions and the joy of entertaining give this residence its distinctive family character. Arranged over two floors, two spacious living rooms, two elegant reception rooms and five generously sized bedrooms provide the perfect balance between convivial gatherings and peaceful retreats.

Outside, the estate enjoys beautiful views across the surrounding countryside. Strolls beneath the trees, lunches in the shade, afternoons by the swimming pool and evenings around the pool house: every season offers its own pleasures. Several outbuildings complete the property.

More than a residence, this château offers the freedom to entertain, unwind and become the custodian of a distinctive heritage property. A family home or country retreat for those who value space, privacy and the opportunity to embrace their own way of life.

On the ground floor, a separate area is currently occupied by the caretaker, who also maintains the grounds.
Price: €780,000 – Agency fees included, payable by the seller.
Some photographs have been digitally retouched to declutter the spaces.
Energy rating: E
DPE reference area: 527 sqm.
Estimated annual energy costs: €14,210 to €19,260 for standard use, based on average energy prices for 2021, 2022 and 2023
Information on potential risks: www.georisques.gouv.fr

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FEATURES

Property type:	Castle	Area:	480.0 m²	Property tax:	€3.00
Number of rooms:	18 rooms	Number of bedrooms:	5 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 282

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