

Château Montaigu-de-Quercy 600 m²



PRIX DE VENTE : 1 340 000 €

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DESCRIPTION

Set away from view, on the fringes of Tarn-et-Garonne, a medieval château occupies a rocky promontory at the heart of a wooded valley. The site's natural configuration, both protective and commanding, gives the estate a rare sense of calm, privacy and permanence.

Dating back to the late 13th century, first conceived as a fortified rural stronghold and progressively reshaped between the 15th and 17th centuries, the château now presents a remarkable architectural silhouette, distinguished by corbelled watchtowers, terraced levels following the natural relief, and a tower affirming its original defensive purpose.

Offering approximately 600 sqm of living space, the residence is organised around a remarkable spiral staircase with wooden steps, preserved in exceptional condition and forming one of the keep's most significant architectural features. Generous volumes, substantial walls and a naturally subdued atmosphere express the full strength and character of medieval architecture.

Around a closed courtyard are arranged former stables, now converted into a caretaker's house, outbuildings, an ancient chapel, a dovecote, a woodshed and the remains of a former windmill, together composing an estate of rare architectural coherence.

Saved during the French Revolution and fully restored in the 20th century by a Chief Architect of Historic Monuments, the château is listed on the Inventory of Historic Monuments, with partial classification.

Set within just over three hectares of preserved grounds, the property combines privacy, proximity to amenities, access to golf within 25 minutes, and convenient connections to Paris and major international hubs.

Guide price: €1,340,000

Agency fees payable by the seller.

Complete file available upon qualified request following an initial discussion.

Listed Historic Monument – exempt from Energy Performance Certification (EPC).

Information regarding potential risks to which this property may be exposed is available on the Géorisques website:

www.georisques.gouv.fr

In accordance with Article L561-5 of the French Monetary and Financial Code, proof of identity will be required prior to any viewing.

CARACTÉRISTIQUES

Type de bien :	Château	Surface :	600.0 m ²	Taxe foncière :	€3.00
NB de pièces :	14 rooms	NB de chambres :	8 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

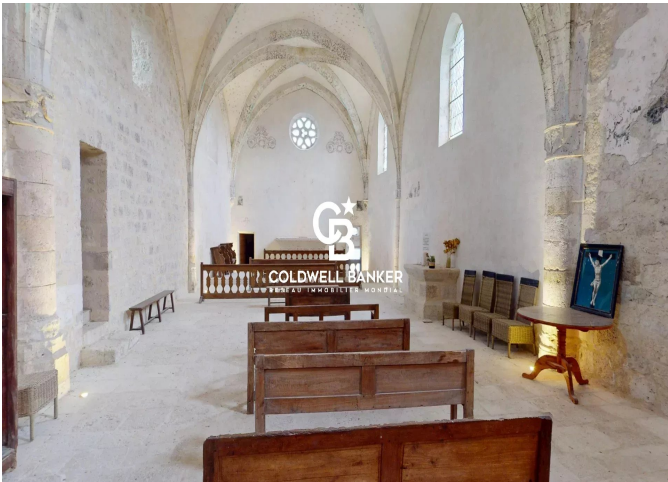
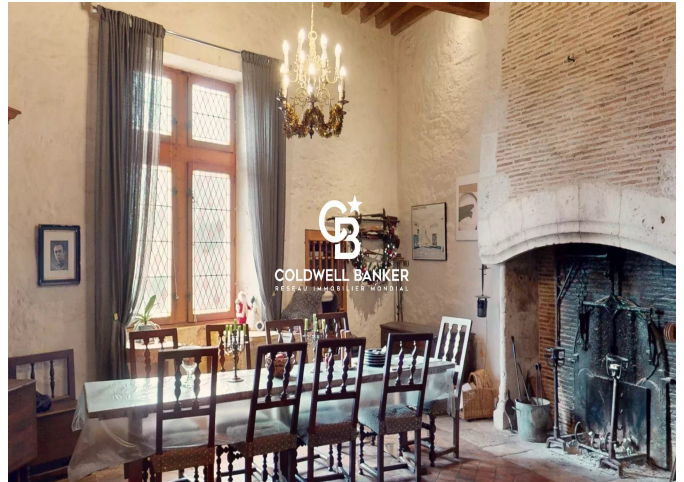
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : Not applicable -1

Indice d'émission de gaz à effet de serre (GES) : Not applicable -1



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