

Château Montesquieu 896 m²



PRIX DE VENTE : 899 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

Beneath the sky of the Quercy Blanc, shaped by water and stone, a mill with a strong historical presence reveals itself, deeply rooted in its environment and intrinsically linked to the spring.

Sheltered behind its restrained lines, the atmosphere unfolds to the rhythm of the spring, across the breadth of the land, almost meditative. Time seems to slow, carried by a profound and lasting sense of calm.

Built upon ancient foundations and reworked over the centuries, the residence offers more than 400 sqm of living space with harmonious volumes, now fully restored and ready to welcome without transition, in refined comfort.

A generous reception room structures the living areas, while suites and bedrooms, each with private facilities, provide an elegant and serene setting designed for hosting.

In an adjoining building, a heated indoor swimming pool is complemented by a dedicated spa area, naturally extending the sense of well-being.

Outdoors, terrace, a private bathing area and direct access to the spring create a living, discreet and soothing environment.

A barn of approximately 200 sqm offers further development potential.

Nearly 900 sqm in total, set within a landholding of 8.5 hectares, allowing for multiple uses: an exceptional private residence, a charming home, or a discreet hospitality project.

Just minutes from Moissac, in the heart of the Quercy Blanc, a rare art of living, shaped by stone, water and silence, within the Coldwell Banker Realty selection.

Price: €899,000 (agency fees paid by the seller)

Energy rating: Class C

Estimated annual energy costs: between €5,630 and €7,690

Information on natural and technological risks is available on the Géorisques website.

CARACTÉRISTIQUES

Type de bien :	Château	Surface :	896.0 m ²	Taxe foncière :	€4.00
NB de pièces :	20 rooms				

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

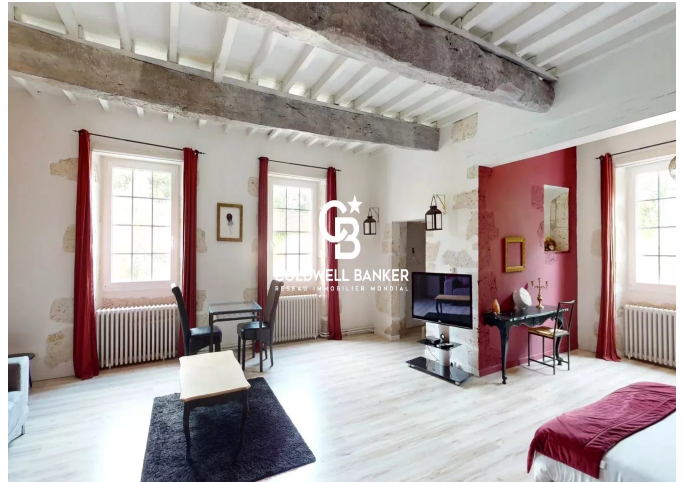
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 167

Indice d'émission de gaz à effet de serre (GES) : A 5



COLDWELL BANKER
EUROPA REALTY



8 rue Lamennais
France, 75008, Paris



TÉL : +33183535353
prestige@coldwellbanker.fr