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RESTORED CHÂTEAU 10 MINUTES FROM ALBI



SELLING PRICE : 990 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

DESCRIPTION

Located just 10 km from Albi and its famous Episcopal City, a UNESCO World Heritage Site, this château combines the charm of a 16th-century fortified manor house with refined contemporary comfort, offering a truly unique living environment.

Fully restored and impeccably maintained, the property offers approximately 380 m² of living space, divided into two independent apartments and a converted dovecote, set within 8,400 m² of enclosed and landscaped grounds.

A residence steeped in history

The main stone-built dwelling, flanked by two towers, retains many original architectural features: a door framed by pilasters, arrow slits, remnants of machicolations, and a magnificent stone spiral staircase dating from the 16th century.

The façades have been restored, and the roof was completely redone in 1986.

Spacious and light-filled interiors

The principal apartment of approximately 230 m², occupying the first floor and the east tower, offers beautiful proportions with ceilings up to 3.8 meters high:

- entrance hall, living room, study, laundry, and dining room opening directly onto the pool and pool house,
- circular kitchen within the tower, with potential to create a larger kitchen area,
- four bedrooms, two bathrooms, and one toilet.

Elegant original fireplaces and double-glazed windows provide both comfort and authenticity.

The ground-floor apartment, of about 110 m² (renovated around 2000), includes:

- living room with fireplace, kitchen,
- two bedrooms, two bathrooms, and one toilet.

Each apartment benefits from independent heating, powered by an Austrian Hargassner wood-pellet boiler (2013).

Outbuildings and exterior features

At garden level: a 40 m² vaulted room, workshop, wine cellar, sauna with changing room, and boiler room. A 200 m² attic, of which 16 m² are fitted, three garages (60 m²), and a 30 m² converted dovecote complete the property.

The enclosed, landscaped park features automatic gates, exterior lighting, two wells, and a 30-tree orchard. The 12 × 6 m swimming pool, facing south and complemented by a pool house with summer kitchen, bread oven, changing room, and outdoor shower, provides an intimate and relaxing setting.

A rare property on the outskirts of Albi

This characterful residence, with its historic core and numerous outbuildings, harmoniously combines heritage charm and modern comfort.

Its generous volumes, preserved architecture, and peaceful surroundings make it ideal as a primary or secondary residence, with strong potential for guest accommodation or seasonal rental.

A rare opportunity just outside Albi.

CARACTÉRISTIQUES

Accommodation type :	House / Loft	Fees :	-	Living area :	380 m ²
Land area (m2) :	-	room number :	13	Bedrooms :	7
Expenses :	-	Balcony Surface :	-	Lift :	No
Swimming pool :	Yes	Energy assessment :	D	Gaz consumption assessment :	A
Number of lots :	-	Fees chargeable :	Seller	Terms tenant loads :	-

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