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**THE BRITISH ESTATE AGENCY IN S.W. FRANCE UNDER THE DIRECTION OF
CHARLES SMALLWOOD AND JANE SMALLWOOD**

Ref: 5598

Price: 1.480.000€

Tarn et Garonne, S. W. France ~

**ORIGINALLY BUILT IN THE 16TH CENTURY
BUT NOW RESTORED TO THE HIGHEST OF STANDARDS
PROVIDING TOTAL ELEGANCE, CHARM AND ORIGINAL CHARACTER
AS WELL AS COMPLETE COMFORT THROUGHOUT**



**ONLY A PERSONAL VISIT WILL REVEAL THE OUTSTANDING
ATTRACTIVE TO BE FOUND IN THIS EXCEPTIONAL CHATEAU**

Membre de la Fédération Nationale des Agents Immobiliers – Titulaire de la carte professionnelle No. CPI 8201 2015 000 001 837,
délivrée le par le CCI Montauban et du Tarn et Garonne, 22 allées de Mortarieu, BP 80527. 82065 Montauban Cédex.

Adhérent a GALIAN, la Caisse de Garantie de l'Immobilier FNAIM No. 6092

Couvert par une assurance responsabilité professionnelle – RC Montauban B 378 006 035 – SARL au capital de 7622,45€

Location: Set on the edge of a pretty hilltop village – the Chateau looks out over miles of beautiful countryside and yet it is within walking distance of bakeries, patisserie, pharmacy, excellent medical centre/doctor, general store, post office, library, hairdresser, restaurant/bar and garage. A small produce market takes place every Friday. The larger town of Villefranche de Rouergue can be reached in 20 minutes. Toulouse airport is approximately 1 ½ hours by car, Montauban 45 minutes and the A20 autoroute linking Toulouse and Paris can be accessed at Caussade - 30 minutes distant.

History: The Chateau was constructed in 1500 by Jean de la Valette (cousin of the Jean de la Valette-Parisot after whom Valetta, capital of Malta, is named). The original 1501 painted ceiling in the principal bedroom has two mottos written in old French which when translated read “In order to live happily after death, it is necessary to do good during life” and “Death comes to Dukes as well as Princes”. This room was at one time used as a court room for the region. The current owners purchased the Chateau in 2000 at which time it was in a poor state but still retained many of its original features. They have completely restored the property to a very high standard, taking great care to preserve as many original features as possible and to recycle as many of the original materials as possible.

The Chateau: Set in 3.2 hectares (7.9 acres) of land and with 550m² of habitable space the accommodation is on 6 levels and comprises:

Principal Entrance: A handmade heavy oak doors opens to a reception hall with original ornate stone carving to a stone spiral staircase in the west tower.

Main Sitting Room (7.1m x 6.3m) a magnificent room, light and airy and having oak flooring, high ceiling with massive oak ceiling beams and original 1501 stone fireplace. French doors lead out to the south facing balcony with panoramic views over the gardens and countryside beyond and, in the right weather conditions, having views of the Pyrenees. Under-floor heating, radiators, air conditioning units, television and telephone points.



Leading off in the east tower is a **Separate WC** with an antique Gothic style pew hiding the WC and having a washbasin.

Second Reception Room or Office/Library having recessed plaster caissons, a large stone fireplace and hand finished oak flooring with an antique look. French doors lead out to the south facing balcony with its panoramic views. A gas supply has been installed in the chimney but is not currently used. Under-floor heating and built in radiators with brass fleur de lys patterned grills. Also air conditioning unit, multiple power points, recessed ceiling lights, telephone and TV and Ethernet.

The spiral staircase continues up to

Principal Bedroom (7.2m x 6.4m) with a beautiful original 1501 ceiling “a la francaise”. This room would have been the principal room when the Chateau was constructed and would have been used for manorial meetings and judgements. The ceiling has been restored with authentic plant based pigments and the two original inscriptions are to be found on either side of the room. Traces of original paint can still be found on the stone around the two windows and also in the ensuite bathroom. A rectangular panel on the wall has been retained which shows the original 15th Century painted floral decoration. The carved stone fireplace has a gas supply and a restored 18th century plaster overmantle. Built in floor LED’s uplight the ceiling. An abundance of power points and TV and telephone points. Ornate cast iron radiators plus built in radiators underneath each window.

Ensuite Bathroom situated in the East tower with a shower, hand basin, hydrotherapy corner bath and a WC built into an oak carved medieval styled “throne”. Under-floor heating and radiators.



Bedroom No. 2. (6.4m x 4.6m) with high ceiling and fan. Also specially built alcove to house a small fridge and tea/coffee facilities). **Ensuite Bathroom.**

The spiral staircase continues up to

Bedroom No. 3. (7.5m x 6.4m) with bamboo flooring, stone fireplace with gas fire and separate “his and hers” dressing rooms. **Ensuite Shower Room** with specially commissioned stone hand basin with “lion” tap. Stone steps lead to a small tower. The dressing room at the top of the east tower has plumbing for conversion to a luxury bath area. Heating by “Zender” radiators.



Bedroom No. 4. (6.3m x 4.4m) with stone fireplace and gas supply, wireless operated lights from the bed area, lit recess and **Ensuite Bathroom** with “Herbeau” bath, hand basin and taps. Also carved wood “throne” toilet.

Spiral staircase continues up to a landing area leading to



Bedroom No. 5. (7.5m x 6.4m) the top-most bedroom occupying the entire top floor of the Chateau. There are exposed ceiling beams, built in radiators and an **Ensuite Bathroom and Dressing Area.** The owners installed lots of roof insulation to ensure that this room is not too hot in summer. The floor to the bedroom is carpeted.



From the main entrance hall the spiral staircase leads down to

The Kitchen and informal dining area (7.1m x 6.1m). The kitchen is fitted with custom made units and include a gas hob with 5 burners including a wok burner, extractor fan, “Gaggenau” combination fan and steam oven, “Gaggenau” large oven, “Miele” warming drawer and “Miele” coffe machine. “Miele” dishwasher and “Miele” fridge. There is a custom made stone butler’s sink and stone worktops. A separate tap supplies filtered water. Doors from the kitchen and dining area lead out to a south facing terrace/breakfast area. Underfloor heating and radiators. **Separate Large Pantry** (18m2) with double sinks, dishwasher, extra cupboards and American style fridge/freezer.



Leading off the kitchen is a secondary entrance to the exterior with stone handbasin, separate WC and store/coat cupboard.

Formal Dining Room (6.1m x 4.7m) with oak beamed ceiling, tiled floor, underfloor heating and radiators. Oak doors provide access through to

Crafts Room/Office (4.3m x 4.1m) with the central heating and hot/cold water pipes for all floors. Underfloor heating and radiators. Exterior north facing door and small private patio.

The staircase continues down to a mid-level **Laundry Room** and onwards to

Bedroom No. 6. (7m x 6.1m) a large vaulted bedroom with underfloor heating and radiators, TV point and an **ensuite bathroom** in the east tower accessed via a separate glass fronted breakfast room with its own entrance onto the main Terrace.



Vaulted TV Room (4.4m x 6.2m) with telephone and Ethernet access.

OUTSIDE

The Main Terrace has a wisteria covered pergola with custom-built 3m stone summer dining table to seat 12, outdoor chess and pétanque court as well as numerous sitting areas and a water feature.

Summer Kitchen with double sinks, dishwasher, large gas cooker and hob plus ample storage.

Flagstone floored Summer Sitting Room/Dining Room with a working old stone fireplace. Radiator heating.

Terrace WC with hand basin is useful as a pool changing room.

Heated Swimming Pool 7.5m x 4.7m is in its own walled garden with lockable gate. The pool garden is Mediterranean/tropical with a mature olive tree, palm and banana trees, bamboo and thyme.

Vegetable Garden with stone walled raised plots each with its own watering system.

Greenhouse 8ft x 18ft with all staging and shelving, water, electricity and gas supply for frost protection in the winter months.

The Outbuildings are connected to all utilities – gas, water, electric and mains sewerage. The north barn has telephone access. They comprise:

Two Storey North Barn 17m x 4m with a new roof, new concrete floors and a concrete staircase. Currently used as a garage workshop and storage. **Separate Room** for the “Viessmann” central heating boiler and all associated plumbing for the under-floor/radiator heating and hot water for the Chateau. (possible for conversion to additional bedrooms/bathrooms or separate staff accommodation or conference/meeting rooms).



The East Barn has 2 storeys plus attic and measures 17m x 4m. Currently used as two garages (26m² each) having concrete floors. Also tractor shed and large storage room.

The garage nearest the Chateau has been prepared with electrics, water and plumbing for conversion to another ensuite bedroom. Currently it is used as a gym and a garage.

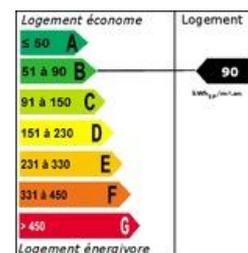
SEPARATE ADJACENT HOUSE converted into two separate apartments with all modern amenities (fridge/freezers, ovens/hobs, dishwashers, washing machines etc.) and each with its own private entrance. The house has direct road access and off street parking. Telephone and mains drainage. Comprising:

- **Garden Flat** single storey and very modern with electric under-floor heating, bedroom, sitting area, kitchen plus small dining area and a bathroom with power shower, hand basin and WC. French doors open to a Terrace.
- **Upper Apartment** has two floors and retains more of a “cottage” feel with oak beamed fireplace, wood-burning stove and original stone sink. It has a sitting room, dining area, kitchen and separate WC on the entrance floor level and on the upper floor a bedroom with ensuite bathroom. Small wisteria covered Terrace.

The apartments could be used as extra guest accommodation, letting unit or staff accommodation. The grounds about the chateau and there is a path from the apartments through to part of the chateau grounds.

Utilities:

- Mains electricity, sewerage and mains water with water softener.
- All windows are double glazed with argon gags and reflective film.
- 4 separate control circuits for the central heating – underfloor and radiators, heated towel rails and hot water. Each circuit has its own time and temperature controls and every under-floor area and radiator its own thermostat. Large electric immersion heater for the summer months.
- 6000 litre oil tank and a 1000 litre gags tank – in the ground.
- WIFI internet throughout the chateau. Direct Ethernet cable from library/office to the TV room.
- English free-sat satellite (2 separate lines) plus French TV. TV points in most rooms.
- All rooms lockable – 5 lever locks – with own individual keys plus master key.
- Wireless controlled electric gates for front and back entrances.
- Lightning conductor, copper weathervane and ornate copper roof finials.
- Copper gutters and downpipes
- Excellent insulation with an energy consumption rating of “B”



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