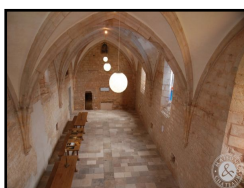




REAL ESTATE
PRESTIGE & CHARACTER




- Ref : **9823CHG**
- Price : **693 000 €**
- Location : **Midi-Pyrénées / Lot**



“Abbey from the 13th century of 1100m² under restoration, between Lot and Aveyron, with a 3000m² land in a quiet and protected environment.”





Ref : 9823CHG	Location
<p>Living space : 700 m² Total potential : 1 100 m² Land surface : 3 212 m² Dependences : no Pool : no Advantages : Rare Serenity</p>	 <p>Region : Midi-Pyrénées Department : Lot</p>
Price : 693 000 €	

Fees to be paid by the vendor

Full description
<p>Abbey from the 13th century of 1100m² under restoration, between Lot and Aveyron, with a 3000m² land in a quiet and protected environment.</p> <p>Entrance through a gate giving access to the former cloister, visualized today by grass planted area enclosed with box trees.</p> <p>Access to the priory by the east gallery of the cloister: 68.50m², stone floor and exposed beams.</p> <p>Chapter house: 46.50m², crossing ribs with mural paintings from the 13th and 14th century, decorated vaults, stone floor.</p> <p>Passage to the fields from the 14th : 13m², vaulted, stone floor, access to the orchard and grass terrace, view over a mill and artificial lake of 5hectares, watered only in winter time.</p> <p>Monks room: 23m², vaulted.</p> <p>Hospitium : 80m², the most ancient part, dedicated then to the compostelle route pilgrims.</p> <p>Refectory: 127.50m², 6.90m height, stained glass, access to an underground passage leading to a 4x4 room located under the false well in the cloister courtyard and giving possibility to escape by 2 others tunnels.</p> <p>Kitchen : 47.50m², located in the donjon, fire place 4x 1.70m. Access to the future garden and access the former cloister courtyard.</p> <p>Access to the first floor by a massive staircase, in the middle age style.</p> <p>Room with view over refectory: 52.50m².</p> <p>First floor for the East gallery</p> <p>Access by 2 opposite staircases in stone or wood</p> <p>Gallery: 64m², oak floor, exposed beams</p> <p>Access to the bedrooms:</p> <p>Bedroom 1: 23m², called "the bishop room", carpet floor, exposed beams, one window</p> <p>Bedroom 2: 32m², carpet floor, exposed beams, one window, a fire place</p> <p>Bedroom 3: 31.50m², oak floor, exposed beams, one window, a fire place</p>



Bedroom 4: 25.50m², carpet floor over the wooden floor, possible access to the second floor
Shower room: 8m², access by the gallery, shower, wc, basin
Staircase leading to the former sacristy of 22.50m² (actually a cellar) and to the ground floor gallery
Former infirmary: 16m² with cupboard from the 18th century with secret access to the church for service, terra cotta, wc with basin
Opposite to it, landing of 3.50m² in stone giving access to the second floor and landing of 8.50m² in stone leading to the 90m² terrace (former donjon planed) and kitchen of 35m²
Wc in the watchtower

Second floor for the east gallery : 130m²
Second floor for the south gallery: 210m²

Exceptional property for one whose passionate about stone

 **Energy label : Exempt**

