



Character House,

11000, Aude, Occitanie

€750,000

Ref: 2154

* Available * 5 Beds * 1 Bath

Grand style Manor house with tower, guesthouse, caretakers cottage, stables, several barns, large pool with orangerie pool house, set in a private, romantic park of about 3.3 ha with mature trees...

Property Description

This character stone property has been built at the end of the 19th century as the main residence of a large farming property. It has kept many of its original features like wooden floors, French doors, grand marble staircase and open fire places. The lovely park with many mature trees, is very private and offers fabulous times with your family or friends. Ideally situated in Carcassonne area, Languedoc-Roussillon, Occitanie, South France, near Toulouse with its international airport, the Pyrenees and the Mediterranean Sea. A property to fall in love with!

Description of the buildings Manor house, 487 m² habitable space on 2 levels. Ground floor, 218 m² with marble tiled entrance hall, 37 m². At its right side a lounge with its original wood panels and fire place, 24 m²; bedroom with en suite bathroom, 24 m² and separate toilet. At the other side of the entrance hall an office ☐ the former 'fumoir☐, smoking room - 11 m². Large dining room, 35 m² also with wood panels and fire place and a small tower room, used as pantry. The dining room leads to a spacious kitchen, 38 m² with large fire place. A monumental marble staircase leads to the first floor, 269 m² with its grand landing, 33 m². 2nd bedroom with shower room, 32 m²; 3rd bedroom, actually used as dressing room, 23 m²; 4th bedroom, 15 m² with next door family bathroom, 11 m² and separate toilet; apartment with 5th bedroom and lounge and bathroom in the tower, a total of 63 m². An original addition of 90 m² with lounge, 2 separate rooms and toilet which easily could be transformed into another, independent apartment with its own entrance. Attic, about 200 m² with many possibilities. Guesthouse, 152 m² on two floors, nicely renovated. Ground floor with dining room, kitchen, lounge and bedroom. First floor with spacious en-suite bedroom and two more bedrooms; family bathroom. Caretakers cottage, 90 m² with lounge, kitchen, 3 bedrooms and bathroom. Actually being renovated. Large, new built pool, 14m x 7m with pool house - orangerie. Outbuildings. Garage, 64 m² attached to the manor house. Several barns on two floors; total space about 1000 m² which could be used for apartments, seminars, fitness, play rooms and such. Grounds Most of the 3.3 ha park with many mature trees is situated at the front of the manor house and fully south facing. The park, with a pond and a well, is very private and romantically shaped.. General condition The manor house is in a good condition but needs some refurbishment. The spacious guesthouse has been fully renovated recently. ☐Manor house has central oil fired heating; electric convectors in the guesthouse. The wooden chalet is actually being renovated. Mains water. New septic tank - micro station. Comment Character property, well situated. Ideal for high quality, first class B&B and gites business with seminar potential, close to Carcassonne and the Canal du Midi; not far from Toulouse with its international airport, the Pyrenees, the Mediterranean sea and Spain.

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