



Château Manor-House with 5 guest accommodations with huge commercial potential,

€1,695,000

Ref: 2049

11000, Aude, Occitanie

* Available * 7 Beds * 7 Baths

*** Good value for money *** Impressive Chateau, 14th-18th Century, full of character and original features, renovated with style, bright and spacious reception rooms, 7 en-suite bedrooms; 5...

Property Description

This charming Chateau, located in the greater Carcassonne area, Languedoc Roussillon, South of France, has been renovated with care and taste to a very high standard over many years by the actual owner. Most of the bedrooms in the Chateau are en-suite, are flooded with light and are very comfortable sizes. 3 apartments are located in the Chateau, the 2 other ones are in the outbuildings situated at the entrance to the property. This large property offers a great potential for a high class B&B with the possibility to rent out apartments too. This exceptional Chateau profits from a very nice location overlooking the countryside, not far from a national park, and only a short drive to a lively village with all amenities. The international airports of Carcassonne and Toulouse are within easy reach.

Description of the property The property all together offers 1380m² of living space. Chateau The Chateau offers a total of 1180m² of living space on two wings over 3 floors. Centre part with entrance hall: The courtyard with its three arches leads to the entrance hall of the chateau and a beautiful monumental staircase leads to the main floor, 900m² of living space. The walls of the entrance hall, 55m², are decorated with allegoric fresco's from the 18th century, representing the four seasons. East wing: Reception room, 51m², with original tiles and fireplace. Main reception room, 73m², with wooden flooring and staircase leading to the French garden. Dining room, 40m², with fire place, professional kitchen, 42m², with an original tiled floor. Behind the kitchen is a pantry, 16m², and utility room, 49m². The main reception room leads to an en-suite bedroom, 38m², as well as to Apartment no 2, of 140m². With an outside access behind Apartment no 1 offering 85m². West wing: Library, 49m² with fresco walls, a spacious gallery, 72m², ideal for receptions and music concerts. A further 3 en-suite bedrooms, 52, 52 and 65m². The West wings 2nd floor features 3 en-suite bedrooms, 56 and 48m² and the grand tower en-suite bedroom, 77m², with many original features and a rustic feel. There are two more rooms and a spacious attic, about 400m². The ground floor, about 600m² has an independent Apartment no 3, with 55m². There are cellars, utility rooms and stables. From the main entrance hall, stairs lead to the 17m x 4.5m swimming pool with sheltered, sunny terraces all around.

Outbuildings Two very nice little houses, interconnected with each other. Both having an independent Apartment, one 96m² actually being used as the caretaker's house; the other one 73m². Garage for 2 cars, 60m². Wine cellar and wood storage unit.

Description of the Apartments Chateau Apartment 1 Behind the main kitchen on first floor, with independent entrance. 85m² with entrance hall, lounge, 2 bedrooms, kitchen and bathroom. Chateau Apartment 2 On main floor, 140m² with lounge, dining room, kitchen, en-suite bathroom. Chateau Apartment 3 On ground floor, 55m². lounge-dining room with kitchen, bedroom and bathroom. Outbuildings Apartment 4 96m². Entrance hall, lounge, dining room, kitchen, office, bedroom and bathroom. Outbuildings apartment 5 in another charming house 73m² on 3 floors with lounge, dining room and kitchen, 2 bedrooms and family bathroom.

Grounds The entrance gate leads to the charming houses in front of the chateau and further on to a large private parking space. At the east-side of the chateau, the 'jardin à la Française' has been fully restored and redecorated - a wonderful and peaceful place to be. The large, sloping park at the rear is of an unusual beauty with its cascading fountains, stream and walking paths leading to the property's private woods. The total land area measures a little over 8 hectares.

General condition The chateau and its outbuildings are very well renovated and in good condition. Central oil fired heating in the chateau's East wing; the remaining part of the chateau and outbuildings are heated by electric convectors. Mains water and sewage.

Comment A stunning property with many original features in a nice and tranquil location. This Château could be ideal for a first class Boutique Hotel or a combination of B&B and guesthouses, or as a large prestigious family home.

Gallery

