



## Chateau Castle Manor-House,

11000, Aude, Occitanie

€1,250,000

Ref: 1707

\* Available \* 8 Beds \* 5 Baths

\*\*\* Reduced Price \*\*\* 16th Century Château on 5.7 ha of park, 3 separate dwellings and several outbuildings, large bright rooms with high ceilings, to renovate, peaceful countryside location yet...

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**French Entrée** 

## Property Description

This 5.7 ha property is situated in the Carcassonne area, Languedoc Roussillon, South of France. The main building, to former times a very luxury Château, is on 3 floors with more than 400m<sup>2</sup> per floor. At present there are 8 bedrooms with possibility to add many more, for example on the second floor which is empty. There are 3 separate flats, an orangery, half a dozen outbuildings used as garages, workshops and storage. All of these buildings are in the form of a typical English street leading up to the château. This estate is ideal as a luxury private home or a commercial venture. The property was built in 1600 at a strategic place and close to water. In 1710 the owner employed an Italian architect to transform the building into an Italian Palace, which shape remains today. There are many types of old trees, Palm and Mediterranean plants around the Park. Exceptional property that will definitely catch your eye!

**Description of the property** The main building offers 840m<sup>2</sup> of living space at present, 3 separate accommodations, an orangery and half a dozen outbuildings. Main House, living space 840m<sup>2</sup>, 3 floors Ground floor: Entrance hall 98m<sup>2</sup>, fully fitted kitchen 42m<sup>2</sup>, dining room 66m<sup>2</sup>, sitting room 73m<sup>2</sup>, office, back kitchen, a magnificent staircase, WC. 1st floor: 8 Bedrooms between 20 and 30m<sup>2</sup>, 5 Bathrooms, 5 WCs, corridor, billiard room 98m<sup>2</sup>, staircase, library. 2nd floor: An open space of 400m<sup>2</sup> to be converted. Outbuildings There are rows of outbuildings to the left of the main entrance to the estate that need restoration if necessary. Two extra dwellings, an orangery/Accommodation, 6 Garages, Workshop, Storage. Pool 10m x 5m with summer cover surrounded by grass. Grounds 5.7 Ha of grounds around the buildings. The park includes various types of old trees, palms, Mediterranean plants and a nice green lawn going down towards the water.

**General Condition** The property is in good order and can be lived in straight away, decoration improvements and renovation needs to be foreseen. The fuel central heating system is recent. Unique park bordering, but separate from the water, well maintained, charming.

**Comment** A stunning large Domaine with a warm feeling, in a wonderful area and a historical past, unique situation, quiet area with only a short drive to the nearest town with all amenities plus airport, train, motorway. Great as a luxury family residence or for commercial activities.

## Gallery

