



Grand Château in Beautiful Grounds,

€1,250,000

11000, Carcassonne , Aude, Occitanie

Ref: 2317

* Available * 7 Beds * 7 Baths * 380m2

Magnificent, grand 19th century Château with many beautiful original features; independent outbuildings with caretakers and guesthouse, nice, cosy park with fields 24.8ha, stream.

- Carcassonne airport is close
- In Wine area
- Many Buildings
- Golf courses in area
- Large Grounds
- Seaside under an hour in Narbonne

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French Entrée 

Property Description

The Château has spacious, high ceiling rooms with many original preserved features. Entrance hall, reception and dining rooms and especially its gorgeous library are impressive. Slate roof, in good condition. The outbuildings are on a decent distance from the Chateau. The property is located on a short distance of villages with all amenities. Carcassonne, with its international airport is also close by. Due to its excellent location the property has an enormous potential as a B&B - hotel business or as apartment rental business.

Description of the buildings Chateau: Ground floor, 380m² habitable: Prestigious entrance hall, 58m² with marble floor and Chinese wall paintings, opening to a south facing terrace via 3 large French doors; beautiful authentic library, 37m² opening to a terrace with views towards the park; spacious lounge, 62m²; grand dining room, 48m² with separate kitchen; at one side of the ground floor is an apartment with bathroom, 2 bedrooms and a lounge; at the other side a bedroom with bathroom; monumental hall with stone staircase leads to the 1st floor, 330m² habitable with 7 bedrooms, ranging from 20 - 30m² each, with quite a few bath- and shower rooms. The 2nd floor, accessible via the 2 service staircases at each end of the chateau, has 14 rooms, due for renovation. The basement is on the garden level and is divided into 10 separate units, like a wine cellar, workshops, utility rooms and such.

Outbuildings On a decent distance of the chateau are 4 outbuildings:

Caretakers house, on 2 levels, 220m² habitable with 5 bedrooms.

Guesthouse, 80m² on ground floor level with 2 bedrooms. 1st floor is not being used.

Shed and garage, 110m².

Grounds The park of 24.8 hectares, with a romantic stream and bridges, consists of 3 individual lawns bordered by trees and shrubs: the chateau is surrounded by 2 lawns, the third lawn is situated next to the outbuildings. Nice views towards fields, mostly wheat and sunflowers, and the Pyrenees.

General condition The Château is in good general condition but in need of renovation in order to bring it to modern standards. Same for the outbuildings.

Alistair Lockhart. Property Director, FrenchEntrée. "Beautiful property with many original features, ideal for a large family who likes to live in a grand house. Excellent location for a first class B&B, hotel or apartment rental business".

Gallery

