



Château on the Canal du Midi,

11400, Aude, Occitanie

€1,350,000

Ref: AF22611

* 10 Beds * 1 Bath * 900m2

Located 45 minutes from both Toulouse and Carcassonne, and 10 minutes from Castelnaudary, on the banks of the Canal du Midi, this chateau from the 18th century was redesigned in the 19th century. With a living space of 900 m², it is composed of 10 bedrooms, function rooms, large outbuildings (3 being...

- DPE1: 182 DPE2: 36 Number of rooms: 14

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French Entrée 

Property Description

Located 45 minutes from both Toulouse and Carcassonne, and 10 minutes from Castelnaudary, on the banks of the Canal du Midi, this château from the 18th century was redesigned in the 19th century. With a living space of 900 m², it is composed of 10 bedrooms, function rooms, large outbuildings (3 being separate lodgings that are let out), a garage, a well, an orangery and a pool, with 5 hectares of tree-filled land in a very peaceful environment.

This former garrison was redesigned in 1710 by an Italian architect. Thanks to the views and being close to the Canal du Midi, the setting is exceptional for its future owners.

The entrance hall has a dual-aspect and measures 80 m². It also gives directly onto the terrace which faces the Canal du Midi. It leads to a grand 50 m² sitting room with a fireplace, a 66 m² function room with a magnificent fireplace, a hidden door that opens onto the 40 m² kitchen, a 20 m² bedroom with a shower-room and a 9 m² study. The ground floor is finished off with several adjoining rooms (cellar, study, laundry room, shed, larder, orangery...).

The master staircase takes you to an 80 m² billiard room, with bathrooms and 10 bedrooms on each side.

At your leisure, you can convert the attic, which measures 420 m².

The caretaker's lodge and two other lodgings are currently let out.

The roof is tiled. The construction is traditional. The heating is oil-fired. The drainage system is individual.

Located 10 minutes from all conveniences; 40 minutes from Toulouse Blagnac; an hour and a half from the Mediterranean Sea.

