



## Chateau Castle Manor-House,

11200, Aude, Occitanie

€940,000

Ref: 2486

\* Available \* 1 Bed \* 1 Bath

Restored majestic Knights Templar Castle from 1127, steeped in history throughout its 900 years, many original features having been lovingly conserved over this fully renovated property, 600m<sup>2</sup>...

## Property Description

This impressive castle stands in a dominating position overlooking the charming and lively village in the Minervois Corbières area, Languedoc Roussillon, Occitanie, South of France. The daily croissant and newspaper are within walking distance, other shops are just a few kilometres away. A glance through the stately wrought iron gate into the large courtyard shows the imposing stone staircase leading up to the ground floor of the Castle and part of the façade with dominating towers. A large, bright entrance hall with a beautiful mosaic floor and the high ceiling show straight away the unexpected elegance of this restored property. The medieval Castle offers very comfortable indoor/outdoor living with large French doors from all reception rooms accessing the South facing garden with terrace and swimming pool. A 360° view combined with the ambiance of plenty of history on each step is overwhelming. The Castle offers very bright and good sized rooms with high ceilings matched with authenticity and splendid views over the village and surrounding countryside. The outbuildings, stable and first floor of the garage (in order to keep the luxury of having a large garage), totally about 380m<sup>2</sup>, could be converted into further apartments. The property offers huge potential for a luxury B&B business with Gîtes, wedding venue/event business or is ideal as a prestigious family home.

**Description of the buildings**

The medieval castle offers about 600m<sup>2</sup> of living space over 3 floors.

**Ground floor:** A beautiful monumental staircase leads to a large solid entrance door. - Prestigious entrance hall 57m<sup>2</sup> with beautiful mosaic floor with original stone staircase opposite leading to the first floor, - fully fitted kitchen 34m<sup>2</sup> with oak parquet floor and a beautiful marble fireplace, pantry 8m<sup>2</sup> in the East tower, a French door leading to the South facing garden with terrace and swimming pool - dining room 39m<sup>2</sup> with carved wood panelling, a oak parquet floor and a marble fireplace, 2 French doors leading to the garden, a walk in cupboard 5m<sup>2</sup> - sitting room 23m<sup>2</sup> &nbsp;with wood panelling, a parquet floor and a oak fireplace, a French door leading to the garden, access to the West tower - Bar / den 30m<sup>2</sup> with a fireplace, tiled floor, French door to the paved terrace - curved corridor to the north terrace - WC and vestibule 5m<sup>2</sup> - store room 3m<sup>2</sup> - wine cave 30m<sup>2</sup> below the bar area

**1st floor:** - landing 11m<sup>2</sup> leading to the corridor 26m<sup>2</sup> - bedroom 23m<sup>2</sup> with fireplace and en-suite bathroom 7m<sup>2</sup>, dressing room 3.2m<sup>2</sup> - vestibule 4m<sup>2</sup> leading to a terrace 60m<sup>2</sup> - bedroom 17m<sup>2</sup> - master suite with bedroom 23m<sup>2</sup> with fireplace, dressing room 19m<sup>2</sup>, &nbsp;shower room 8m<sup>2</sup> - bedroom 17m<sup>2</sup> with en-suite shower room 3.4m<sup>2</sup> - bedroom 12.5m<sup>2</sup> with en-suite shower room 6m<sup>2</sup> - study/bedroom 10.3m<sup>2</sup> - separate toilette 6m<sup>2</sup>

**2nd floor:** - landing 13m<sup>2</sup> leading to the corridor 26m<sup>2</sup> - bedroom 26m<sup>2</sup> and en-suite shower room 5.6m<sup>2</sup> in the tower, dressing 2m<sup>2</sup> - bedroom 18.8m<sup>2</sup> - bathroom 13.6m<sup>2</sup> - bedroom/office 14m<sup>2</sup> - room 10m<sup>2</sup> with tower 8m<sup>2</sup> - bedroom 13.8m<sup>2</sup> - 2 rooms to restore 12m<sup>2</sup> and 18.6m<sup>2</sup> with tower 3m<sup>2</sup> - large tower 8m<sup>2</sup>

**Swimming pool** 8m x 3m

**Independent Apartment** This ground floor apartment offers about 85m<sup>2</sup> of living space. lounge 24m<sup>2</sup>, fully fitted kitchen 7m<sup>2</sup>, corridor, bedroom 12.5m<sup>2</sup>, &nbsp;bedroom 19.6m<sup>2</sup>, bathroom 7.75m<sup>2</sup>, laundry room, terrace / courtyard 41m<sup>2</sup>

**Outbuildings** There is a huge commercial potential since those buildings could be converted into apartments, an event room etc.; all subject to planning permit. Stables 240m<sup>2</sup>: 120m<sup>2</sup> with still some boxes, another 120m<sup>2</sup> on the 1st floor

**Garage** 280m<sup>2</sup>: 140m<sup>2</sup> on the ground floor and another 140m<sup>2</sup> above

**Cellar** 80m<sup>2</sup>: storage below the independent apartment, access from a public space

**Grounds** The total size of the land is 1451m<sup>2</sup> with various outside spaces. A courtyard of about 240m<sup>2</sup> at the entrance provides access to the Castel, the apartment and the outbuildings. Outbuildings are accessed as well from a public place. There is another terrace on the North side of about 120m<sup>2</sup>. The lovely South facing garden, laid to lawn with automatic watering system, overlooking the village, with bushes and flowers, a terrace and swimming pool, has a size of about 360m<sup>2</sup>. And the terrace of 60m<sup>2</sup> on the first floor adds to the various outside spaces.

**General Condition** Except a very few rooms, as described above, the Castle has been restored over the past 5 years and is in excellent condition. New matching wooden double glazed windows and French doors throughout, heating by exchange pump and a few electric radiators in some bedrooms. Letter B on the energy report proves that this Castle is exceptionally well insulated. Automatic gates, cat 5 system throughout, alarm system and cctv. Town water and town sewage.

**Comments** Rare to find such a Castle, full of history, and in turn key condition! Low maintenance, ideal for a main residence, wedding venue/event business, luxury B&B with Gite activity or long term rent of apartments or just a large secondary

# Gallery

