

Rare 19thC Mansion newly restored and rebuilt, in Argeliers the canal du midi the south of France



EXCLUSIVE

## INFORMATION

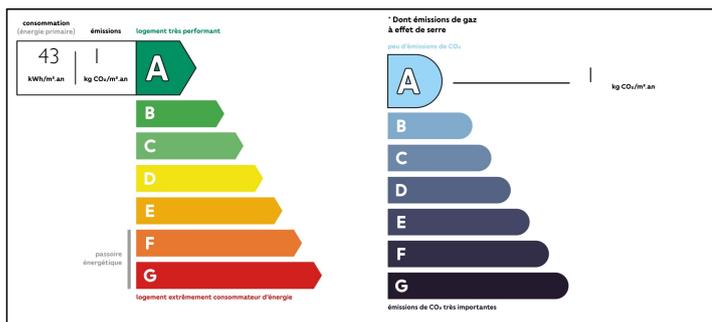
Town:	Argeliers
Department:	Aude
Bed:	7
Bath:	8
Floor:	468 m2
Plot Size:	356 m2



## IN BRIEF

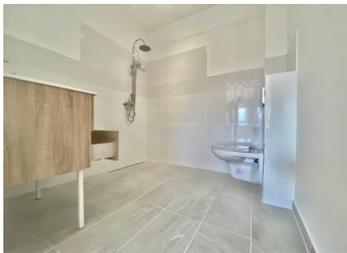
Located in the Department of Aude in a pretty village on the Canal du Midi in the Minervois, you'll find this unique 19th-century mansion restored with a new roof, insulation, double glazing, solar panels and heat pump supplying underfloor heating/cooling, making it extremely economic with an energy rating of A! It maintains its characteristics such as the stone window casings, domed and turreted roofs, interior stone archways, and wooden beams. The highlights are a 34m2 room on the 2nd floor with an elaborate wooden domed ceiling, 7 ensuite bedrooms. Outside there is terrace, garage, and 2 parking spaces. There is also a well in the kitchen accessed via a metal covering in the floor. This astonishing property is perfect for a large family or an investor interested in running a Chambres d'Hôtes or Boutique Hotel in a highly touristic area.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Upon arriving at the property you'll be impressed by it's height and stone windows casings on the façade. On entering in to the main entrance featuring stone archways which lead into 2 salons, and the ornate metal stair rails. The principal salon also features more stone archways leading to 2 more rooms and then a large kitchen.

The ground floor is made up of:

- Hallway
- 4 reception rooms
- Fully-equipped kitchen
- Shower room with WC

The first floor is made up of:

- 4 large bedrooms all with ensuite shower rooms
- Laundry room

The second floor is made up of:

- 3 large bedrooms all with ensembles
- A large domed room leading to 2 of the bedrooms

Attic

Argeliers is in a beautiful little village with all the amenities on the canal du midi with many beau villages surrounding. This prestigious mansion is just 40 minutes from Béziers airport and 50 minutes from Carcassonne Airport and the Medieval Cité, 20 minutes from Narbonne, and 35 minutes from the beaches of the Mediterranean.

Additional photos and floorplans available upon request

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **3800 EUR**

## NOTES