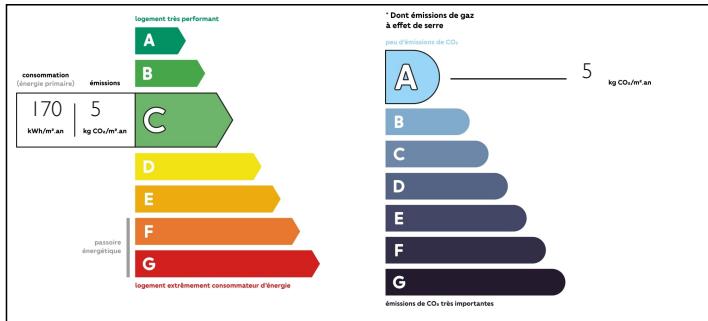


Remarkably rare 12th-Century Château in outstanding condition located in a wine village in the south of France



## ENERGY - DPE



## INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	11
Bath:	7
Floor:	600 m <sup>2</sup>
Plot Size:	1386 m <sup>2</sup>

## IN BRIEF

Located in the Department of Aude amongst the Corbières and Minervois wine appellations and just a stone's throw from Carcassonne, you'll find this unique 12th-century château in pristine condition and move-in ready. It has been recently renovated but maintains its timeless characteristics such as the exquisite parquet floors, marble fireplaces, and expansive ceilings. This gem features a sun-filled garden with a pool, 5 ensuite bedrooms plus 3 additional bedrooms, outbuildings, a wine cave, and a separate 2-bedroom apartment, which rents for 7,200€ per year. This breathtaking 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.

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.



## LOCAL TAXES

Taxe foncière: **6000 EUR**

## DESCRIPTION

Upon entering the château you'll be impressed by the stately doorway and into the main entrance hall which features a high ceiling decorated with chandeliers, and below your feet, you'll be stunned by the luxurious Terrazzo floor and the grandiose staircase.

The main floor is made up of:

- Grand hallway
- Fully-equipped kitchen with a beautiful gas range stove and large enough to have a dining table. It exits out to the garden
- Utility room
- Gigantic dining room and bar with two French doors which lead to the sun-drenched garden
- Gloriously decorated living room with parquet floors and a wooden fireplace
- Second living area is fitted with air conditioning and is perfect for relaxing and winding down
- Jacuzzi room

The first floor is made up of:

- Master Suite with enormous dressing room, and air conditioning
- Bedroom 2 with double bed
- Bedroom 3 with ensuite bathroom
- Bedroom 4 with ensuite bathroom
- Bedroom 5 with ensuite bathroom
- Bedroom 6 with double bed
- Separate WC with hand basin
- Enormous terrace with a view of the Black Mountains

The second floor is made up of:

- A gym
- Office
- Large bathroom
- Bedroom 7 with double bed
- Bedroom 8 with ensuite bathroom
- Bedroom 9 with double bed