

## A Life Less Ordinary – Your French Château Escape Awaits close to Mirepoix and the Lac de Montbel



## INFORMATION

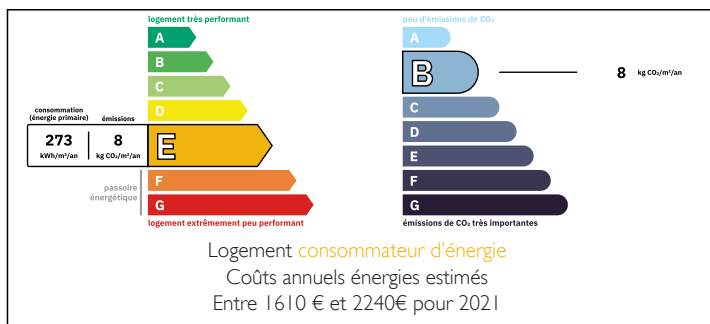
|                |                      |
|----------------|----------------------|
| Town:          | Mirepoix             |
| Department:    | Ariège               |
| Bed:           | 2                    |
| Bath:          | 1                    |
| Floor:         | 116 m <sup>2</sup>   |
| Outside Space: | 50000 m <sup>2</sup> |



## IN BRIEF

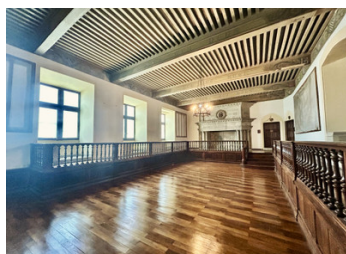
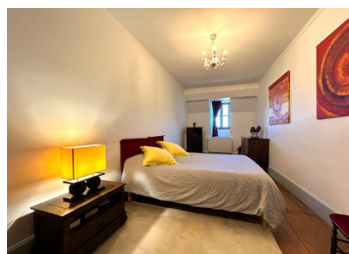
Ever dreamt of living in a château, surrounded by history, beauty and nature? This charming 116 m<sup>2</sup> apartment is nestled within the Château de Lérans, in the heart of the Ariège region. With two comfortable bedrooms, a light-filled living space and timeless character, it offers a unique lifestyle in a truly magical setting. The private estate features over 5 hectares of landscaped parkland, a serene swimming pool and tennis courts for relaxed afternoons under the sun. Just a short walk away lies the stunning Lac de Montbel — perfect for swimming, sailing or quiet contemplation. The medieval town of Mirepoix is just 15 minutes away, with its markets, cafés and vibrant atmosphere. The Pyrenees and the Spanish border are also nearby, offering endless options for adventure or retreat. With an international airport only 90 minutes away, this is...

## 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.



## LOCAL TAXES

**Taxe foncière: 827 EUR**

## NOTES

## DESCRIPTION

If you've ever dreamed of trading the everyday for sunlit afternoons, market strolls, and life within the walls of a historic château, this might just be your moment.

Set in the heart of the Ariège, in the picturesque village of Lérans, this beautifully appointed 116 m<sup>2</sup> apartment is part of the majestic Château de Lérans — a place where time slows down and the soul breathes easier.

With two inviting bedrooms, an open-plan living space full of natural light, and a quiet charm that whispers from every stone, this is a home that speaks to those seeking something more meaningful.

Step outside and you'll find over 5 hectares of private parkland, a peaceful swimming pool, and two tennis courts for leisurely afternoons. A few minutes' walk brings you to the turquoise waters of Lac de Montbel — perfect for swimming, sailing or simply doing nothing at all.

Fifteen minutes away, the medieval town of Mirepoix welcomes you with its half-timbered arcades, bustling market and lively cafés. The Pyrenees and Spain lie just beyond, offering mountains, culture and adventure within easy reach. And with an international airport just 90 minutes away, connection and freedom go hand in hand.

This isn't just a home — it's a lifestyle. A chance to live differently, surrounded by beauty, history and tranquility.

Are you ready to begin your chapter in the South of France?

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