LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41948FV81 Price: 650 000 EUR

agency fees to be paid by the seller

Tarn: Exceptional, Anglès, magnificent property with castle, outbuildings, park, and land around 6.13 hectares















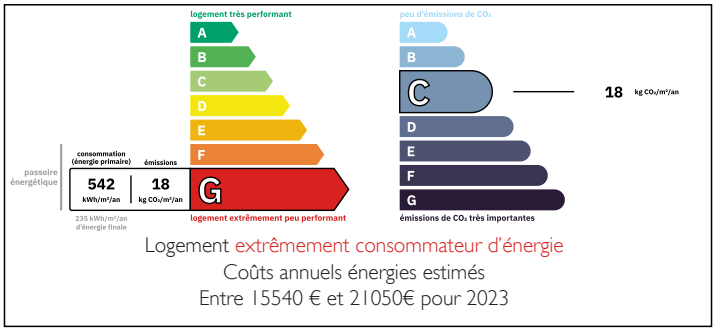
INFORMATION

Town:	Anglès
Department:	Tarn
Bed:	15
Bath:	3
Floor:	580 m2
Plot Size:	61311 m2

IN BRIEF

In the commune of Anglès, famous for its forest and nearby lakes, lies this unique property, an exceptional estate in the heart of a rich and dense forest. A treasure of our local heritage, the 580m² castle that stands proudly here has been the subject of books and collections, representing a whole page of history in this wild and unspoilt part of Occitania!
Looking back through history, we discover that Jacques de Citon owned the château in 1686, when it was still unfinished. It passed through many hands and witnessed turbulent episodes in French history, including the Reign of Terror, anti-revolutionary uprisings and royalist revolts. The château was rebuilt at the beginning of the 20th century.
The scene is set!
This estate also includes a former farmhouse measuring , a barn , a former stable and numerous old buildings...

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 15540 € et 21050€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1491 EUR**

NOTES

DESCRIPTION

Let's begin our tour. Hidden away deep in the forest, we take the access path and discover in the distance an ornate wrought iron gate and... there it is, magical and mystical, with its two side towers and central structure, its balustrade forecourt in the heart of a wooded park with century-old trees! It is imposing, with at least forty openings.
Surrounded by a farmhouse and various outbuildings, this is THE property everyone dreams of!
After climbing a few steps, we find ourselves on the front steps and terrace.
Pushing open the massive door, we enter the main entrance and its 21m² hall
. We are indeed in a château with its wood-panelled walls, old floors and ornate doors. The entrance hall leads to a magnificent 29m² dining room with ceiling mouldings, wood panelling and a fireplace. In its extension is a scullery and a fitted kitchen, also with a fireplace, as in all the other rooms! From the kitchen, you reach the large rear corridor with its WC and toilet area. You can either return to the hall or continue on to the office/library, the centrepiece of the house, which in turn adjoins the magnificent 30m² living room. And here we are back in the hall!

The layout allows for communication or privacy in each room.
Everywhere, there is plenty of light thanks to all the south-facing windows, inviting in the sunshine.
Another gem is the monumental wooden staircase that leads to the first floor, with its...