



## LIVE LIKE ROYALTY: ELEGANT GARDEN-LEVEL APARTMENT IN A HISTORIC FRENCH CHÂTEAU

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ELEGANT GARDEN-LEVEL  
APARTMENT IN A  
HISTORIC FRENCH  
CHÂTEAU...



PROPERTY FACT FILE	
REFERENCE	A35901 LIS09
PRICE	€ 590,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	1
ACCOMMODATION	150 m <sup>2</sup>
LAND	50000 m <sup>2</sup>
TOWN	Léran
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Apartment
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Mountain view
<small>*Price based on current exchange rate which is subject to change</small>	





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Ground floor apartment (150 m<sup>2</sup>) in a restored 13th-century château with neo-Gothic architecture, located in Lérans, southwest France. Includes 2 bedrooms, a mezzanine, spacious living-dining area, kitchen, bathroom, two WCs, and a cellar. Access to a grand salle des armes, pool, landscaped park, and tennis courts. Set near the turquoise

## DESCRIPTIF

Step into history and experience the rare charm of a place where time seems to stand still. Set on the ground floor of the magnificent Château de Lérans – a 13th-century fortress beautifully reimagined in the 19th century in neo-Gothic style – this 150 m<sup>2</sup> apartment offers timeless character, comfort, and the elegance of French château living.

The property includes a spacious living-dining room, a separate kitchen, two bedrooms, a mezzanine, a bathroom, two WCs, and a cellar. Residents also enjoy exclusive access to the château's grand medieval salle des armes, a beautifully landscaped park, a swimming pool, and two private tennis courts.

A short walk away lies the turquoise Lake Montbel, ideal for swimming, sailing, or peaceful nature walks. Just 15 minutes away, the picturesque medieval town of Mirepoix enchants with its timber-framed arcades, local markets, and vibrant atmosphere.

For longer getaways, Spain is just an hour's drive, and Toulouse-Blagnac International Airport is 1.5 hours away – making this haven of tranquillity remarkably well connected.

A rare opportunity to embrace the art of French living, surrounded by nature, culture, and the romance of history.

### Measurement Details

Ground floor

Entrance / hallway – 9.80 m<sup>2</sup>

WC – 1.12 m<sup>2</sup>

Kitchen – 7.50 m<sup>2</sup>

Living room – 31.80 m<sup>2</sup>

Bedroom 1 – 16.80 m<sup>2</sup>

Corridor – 5.00 m<sup>2</sup>

Bedroom 2 – 38.47 m<sup>2</sup>

First floor

Bathroom – 7.38 m<sup>2</sup>

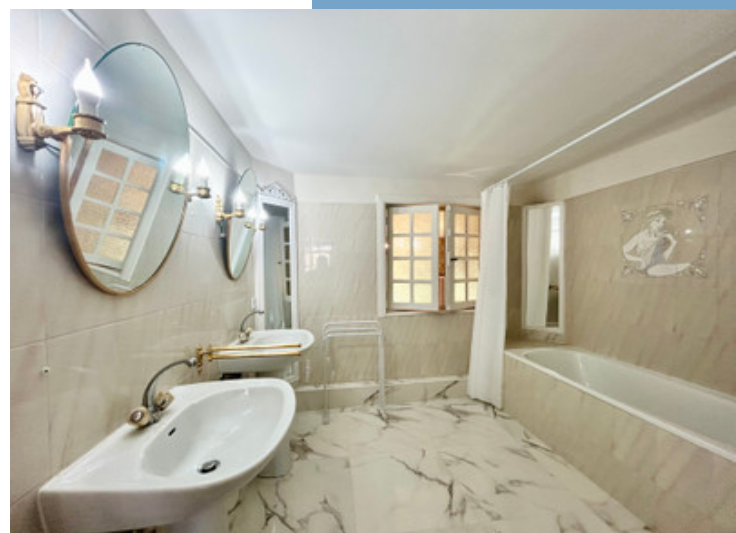
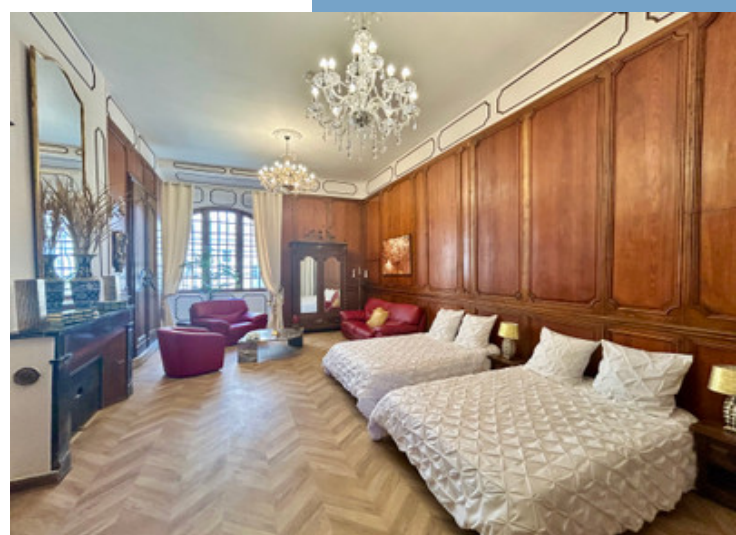
WC – 6.65 m<sup>2</sup>

Mezzanine office – 7.25 m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35901LIS09>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

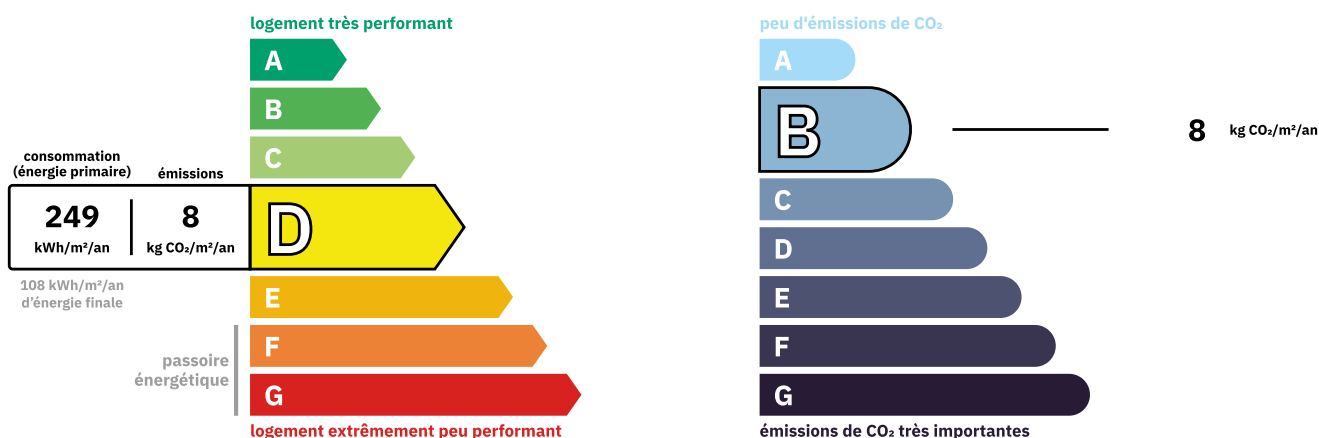
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 2780 € and 3790€ for 2023

## NOTICE

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## CONTACT

Réf : A35901LIS09  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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