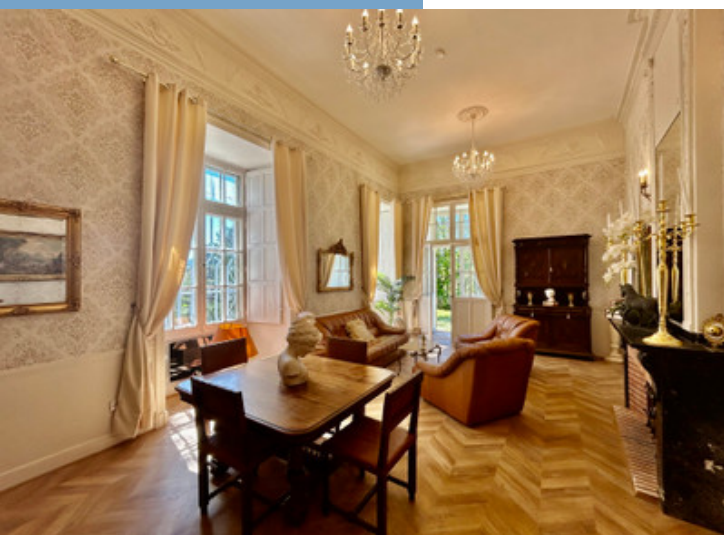




## LIVE LIKE ROYALTY: ELEGANT GARDEN-LEVEL APARTMENT IN A HISTORIC FRENCH CHÂTEAU



LIVE LIKE ROYALTY:  
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>

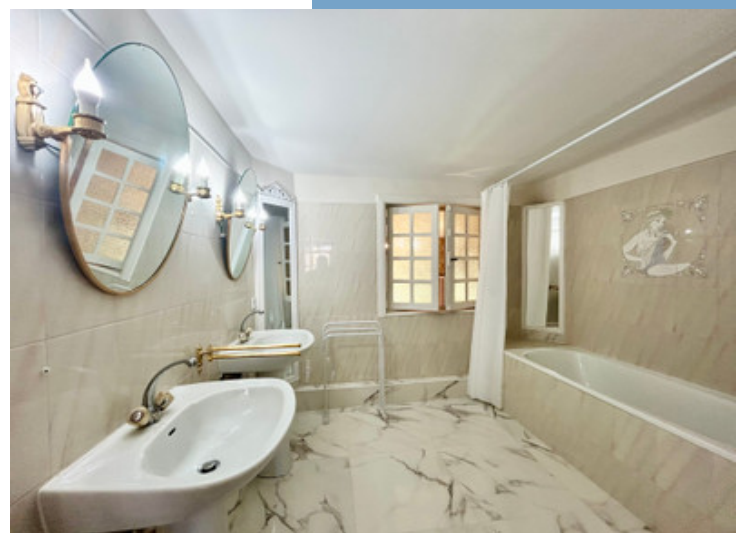
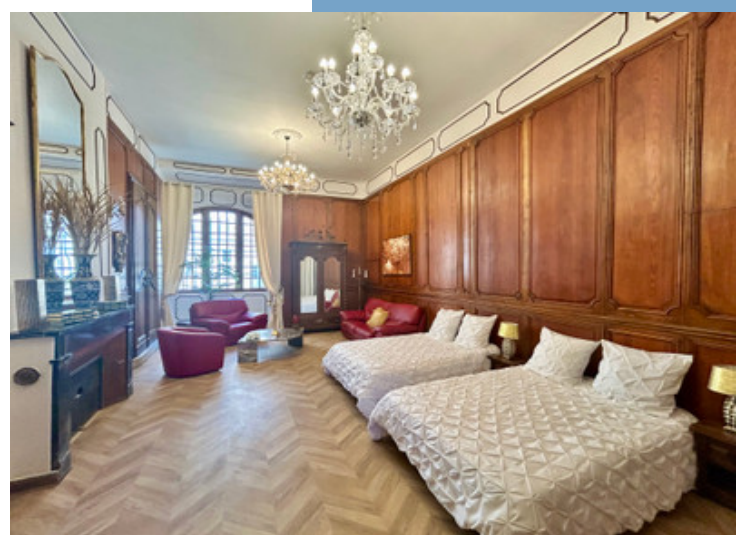
WC – 6.65 m<sup>2</sup>

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



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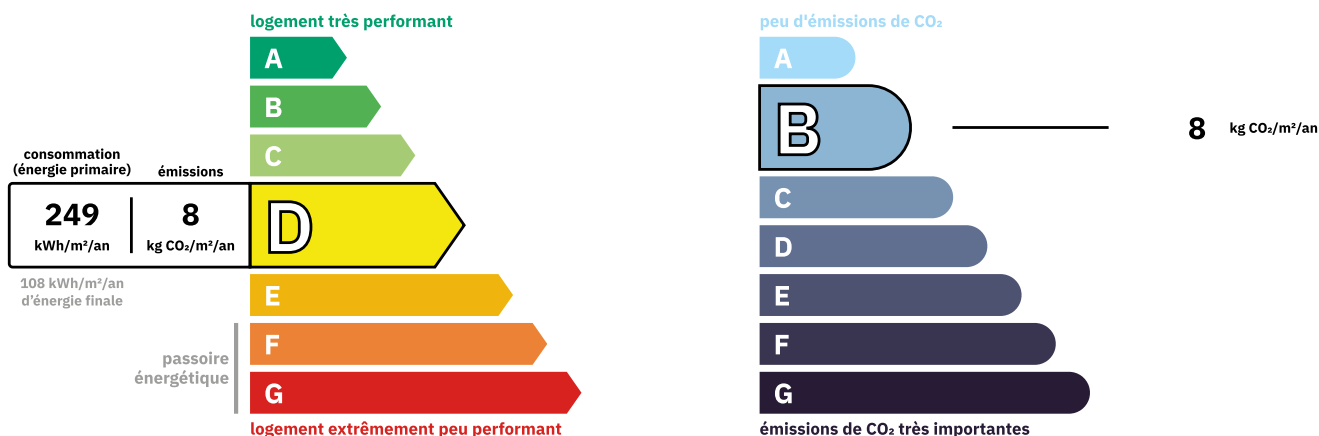


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## ENERGIE-DPE

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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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A35901LIS09  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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