LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



RENOVATED HISTORIC CHÂTEAU WITH POOL AND ORIGINAL FEATURES IN THE MONTAGNE NOIRE, AUDE

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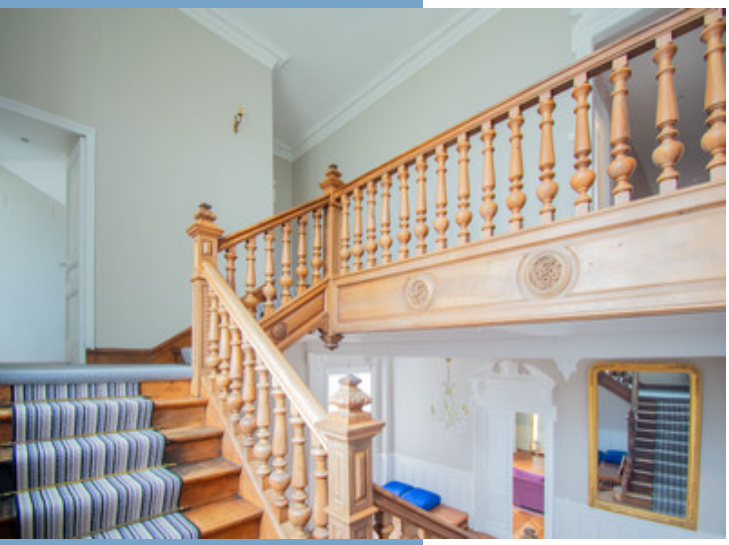




PROPERTY FACT FILE

REFERENCE	A36020NE11
PRICE	€ 1,400,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 320 755 EUR hors honoraires)
BEDROOM	7
BATHROOM	4
ACCOMMODATION	482 m²
LAND	1000 m²
TOWN	Labécède-Lauragais
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- Beautifully renovated with good energy performance
- Stunning views of the Pyrenees and countryside
- In a thriving community with regular events
- Packed full of historic charm and features
- Buildings to renovate to add value

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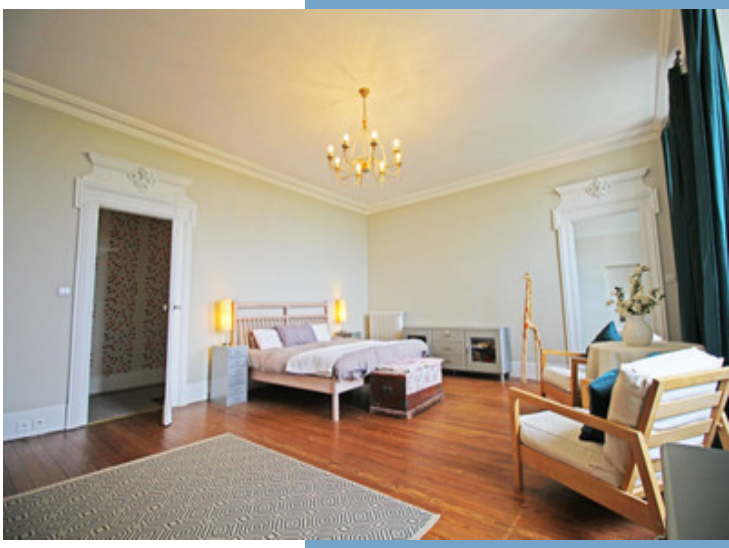
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Nestled on the edge of the Montagne Noire, in the Aude you will find this stunning chateau, around which the village of Labacède-Lauragais has been built. The chateau has been beautifully renovated with a modern wood pellet boiler, underfloor heating, double glazing and beautifully designed bathrooms. The property features seven spacious



DESCRIPTION

The village of Labécède-Lauragais is perched among the hills of the Montagne Noire. Just a short distance from the home of Cassoulet, Castelnaudary and the ever-popular tourist site of Carcassonne. The chateau is at the heart of the village, surrounded by its own terrace, gravel drive and gardens. Huge electronic metal gates open to reveal a gravel drive leading to the main entrance of the chateau. There is an elevated garden area, with fruit trees and flowers, an ideal spot to unwind in the shade on a summer's day.



A suitably impressive hallway welcomes you into the building with an even more opulent staircase and hallway leading upstairs and into the main living area. A generous living room with three sets of doors onto the terrace would be the perfect spot to wind away the evening with friends. The terrace has space for dining and entertaining or simply enjoying the views. An adjacent living and dining room has a recently installed wood burner, perfect for a cosy evening in winter. A modern kitchen has access to the dining room and onto an additional living space that could be used as a formal dining room, with a colourful stained glass feature window. The ground floor also includes a large office space, an additional room that could serve as an office/library or bedroom, a downstairs toilet and two access points to the lower floors as well as the tower.

Climbing up the impressive staircase with light streaming through the stained-glass window you arrive on the fi...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36020NE11

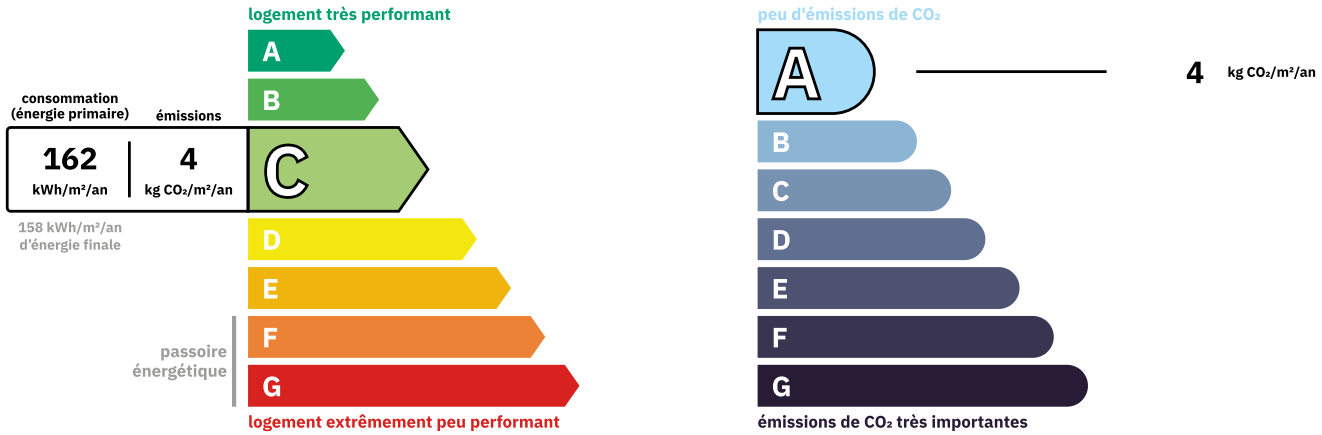
COMPLETE FILE AND PHOTO ON REQUEST

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

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 5680 € and 7720€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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

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