

Striking 16th century Château on the banks of the Canal du Midi and 60km to Toulouse, 30 km to Carcassonne

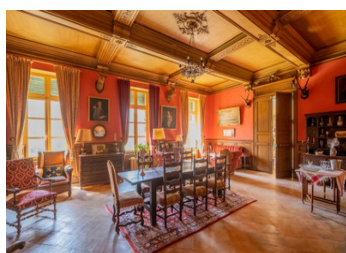


## INFORMATION

Town:	Castelnaudary
Department:	Aude
Bed:	10
Bath:	5
Floor:	1000 m2
Plot Size:	56377 m2

## IN BRIEF

Situated between Carcassonne and Castelnaudary, on the banks of the Canal du Midi, this property and its numerous outbuildings will seduce you. From the pastoral setting, the centenary trees, the garden and the Château itself you will step into a different era and its style and character will amaze you.



## 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.



## DESCRIPTION

Impressive architecture for this authentic 16th century Château is situated a few yards from an international UNESCO site. The Canal du Midi is a lively waterway full of charm and tranquility connecting the Atlantic Ocean with the Mediterranean Sea and the Château is situated on its banks between Castelnaudary and Carcassonne. Carcassonne is the second most visited city in France after Paris with over three million visitors this year, a great advantage if you are looking to eventually run this property as a high end B&B or boutique hotel. It will need updating but the potential is there. Upon entering, the manicured lawns and landscape garden define the ambiance of the Château, one of calm and tranquility. The entrance hall is 40m<sup>2</sup> with molded ceilings. To the right, there is a large lounge with ornate ceilings and marble fireplace. The kitchen is sun filled and spacious and features an open hearth. The dining room is paneled and the ceiling ornate with another fireplace. In fact, almost every room has one and the floors are either parquet or "tomettes". The majestic staircase, the Italian frescoes, the ten bedrooms all with beautiful views of the grounds complete the interior of this rare gem. The garden is private, and it is here that you find the 5x10 swimming pool. At proximity, there are two guest cottages ideal to be used as holiday rentals. With only a...

## LOCAL TAXES

**Taxe foncière: 4000 EUR**

## NOTES