

Beautiful riverside chateau with private beach, pool and business potential just one hour from Toulouse

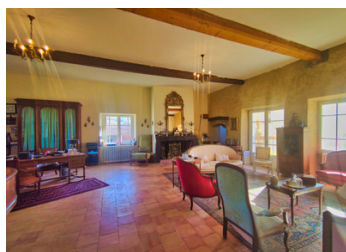


## INFORMATION

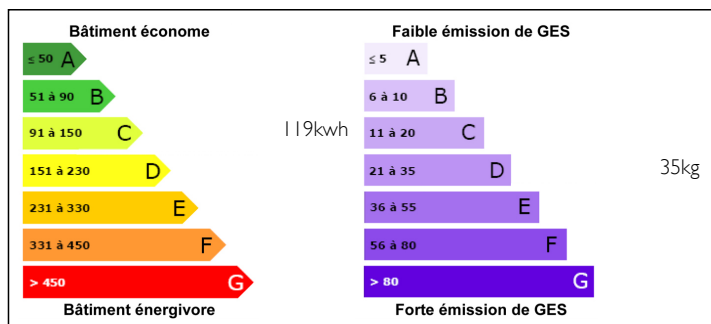
Town:	Gaudiès
Department:	Ariège
Bed:	10
Bath:	7
Floor:	600 m2
Plot Size:	40000 m2

## IN BRIEF

Built in the 16th Century and expanded in the 18th Century, this beautiful chateau is now a comfortable family home. Situated less than five minutes drive from local amenities and less than an hour to Toulouse or Carcassonne, the idyllic riverside location would make a perfect choice for a chambre d'hôtes or boutique hotel business or simply a home to enjoy as a large family.



## 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.



## LOCAL TAXES

**Taxe foncière: 2810 EUR**

## NOTES

## DESCRIPTION

A winding drive through the trees leads to the front of the chateau with its large south facing courtyard, perfect for entertaining and enjoying the sun at any time of year. The central part of the property contains multiple reception rooms, and a beautiful expansive kitchen which adjoins a dining room, perfect for hosting large gatherings. The property boasts ten bedrooms, three of which are currently used for B&B accommodation and each have their own bathroom. Another light filled reception room with high ceilings looks out over the central courtyard and leads onto further bedrooms and bathrooms currently used by the owners. A wide wooden staircase rises one more floor to further generous bedrooms and a shared bathroom. In the East wing there are two further bedrooms with shower rooms and the ground floor provides another large room, running the length of the property and currently being used as a utility room and office. Adjacent to the chateau is the former guardhouse and stable. This provides two bedrooms and a bathroom as well as a large living area and small kitchen on the ground floor. Above is a huge first floor that offers plenty of possibilities for development. In the grounds the chateau is complimented by a walled tiled swimming pool, an enormous traditional agricultural hanger that can serve as parking or a sheltered area for events, a pigeonnier with a bread oven that has been renovated, a greenhouse and almost 4 hectares of...