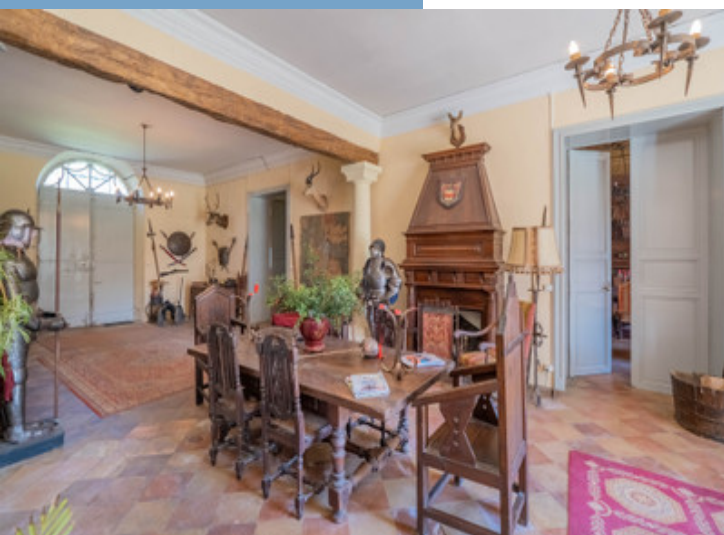




STRIKING 16TH CENTURY CHÂTEAU ON THE  
BANKS OF THE CANAL DU MIDI AND 60KM TO  
TOULOUSE, 30 KM TO CARCASSONNE



STRIKING 16TH CENTURY  
CHÂTEAU ON THE BANKS  
OF THE CANAL DU MIDI  
AND 60KM TO  
TOULOUSE, 30 KM TO  
CAR...



PROPERTY FACT FILE	
REFERENCE	17501SAM11
PRICE	€ 1,250,000 £ 1,069,663* *agency fees included: 5 % TTC to be paid by the buyer (1 190 477 EUR hors honoraires)
BEDROOM	10
BATHROOM	5
ACCOMMODATION	1000 m²
LAND	56377 m²
TOWN	Castelnaudary
DEPARTMENT	Aude
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Habitable
FEATURES	Garage, Barns / outbuildings, Private parking
*Price based on current exchange rate which is subject to change	



- Characterful château
- Close to 2 airports
- Potential as a high end B&B or boutique hotel
- On the banks of the Canal du Midi
- 10 bedrooms, 3 guest houses + outbuildings

STRIKING 16TH CENTURY  
CHÂTEAU ON THE  
BANKS OF THE CANAL  
DU MIDI AND 60KM TO  
TOULOUSE, 30 KM TO  
CAR...

Ref : I750ISAMII

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.

## DESCRIPTIF

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 short distance into the village with its shops there are many picturesque walks or boating activities to



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/I750ISAMII>

COMPLETE FILE AND PHOTO ON REQUEST

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

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)



STRIKING 16TH CENTURY  
CHÂTEAU ON THE BANKS OF  
THE CANAL DU MIDI AND  
60KM TO TOULOUSE, 30 KM  
TO CAR...

Ref : I750ISAMI I

ENERGIE-DPE

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

## 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

Réf : I750ISAMI I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)