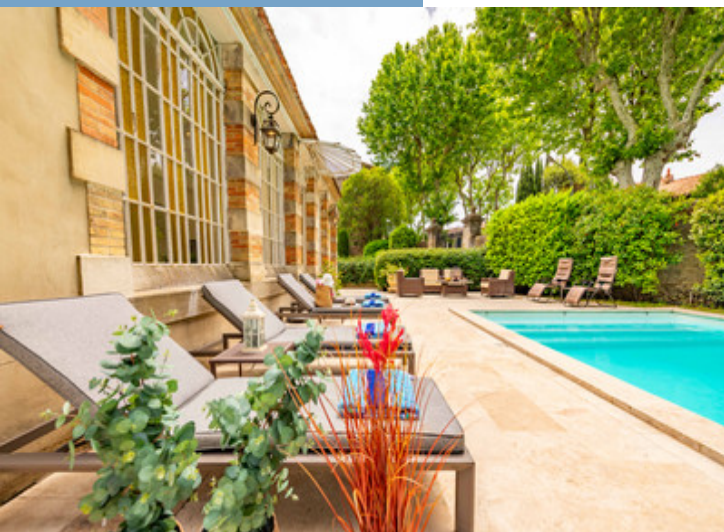




ELEGANT 19TH CENTURY MANOIR WITH TWO  
POOLS, JACUZZI, ORANGERIE NEAR UNESCO  
MEDIÉVAL CITÉ IN CARCASSONNE FRANCE



ELEGANT 19TH CENTURY  
MANOIR WITH TWO  
POOLS, JACUZZI,  
ORANGERIE NEAR  
UNESCO MEDIEVAL CITÉ  
IN CARCASS...



## PROPERTY FACT FILE

REFERENCE	A29866AGUII
PRICE	€ 897,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	6
ACCOMMODATION	462 m <sup>2</sup>
LAND	1617 m <sup>2</sup>
TOWN	Carcassonne
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

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





- 2 Pools
- Jacuzzi
- Orangerie
- 
- 

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MANOIR WITH TWO  
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ORANGERIE NEAR  
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Ref : A29866AGU11

This beautifully restored 19th-century manoir in Carcassonne, France, offers an exquisite blend of historic charm and modern luxury. Featuring 8 bedrooms, 6 bathrooms, an orangerie, two swimming pools (including one that is heated), a jacuzzi, and private parking. The spacious interior includes a grand entrance, living room, dining

## DESCRIPTIF

**\*\*Description\*\***

Discover the elegance of this charming 19th-century manoir, perfectly situated in sunny Carcassonne, France. This beautifully restored property blends historic charm with contemporary comforts, featuring an orangerie, two (one which is heated )swimming pools, a jacuzzi, and private parking. Set amidst lush greenery, this exquisite home offers a serene retreat with the ambiance of a château.

The ground floor boasts a grand entrance (29.8m<sup>2</sup>), a spacious living room (34m<sup>2</sup>), a formal dining room/study (35m<sup>2</sup>), a modern kitchen (13.6m<sup>2</sup>) equipped with state-of-the-art appliances, a library (30.4m<sup>2</sup>), a laundry room (6.9m<sup>2</sup>), a hallway (4.9m<sup>2</sup>), a WC (1.3m<sup>2</sup>), a bathroom (3.8m<sup>2</sup>), and Bedroom 1 (20.8m<sup>2</sup>). The standout orangerie (55m<sup>2</sup>) provides a bright and airy space for relaxation and dining, with large windows framing picturesque views of the manicured gardens. The stairwell (8.8m<sup>2</sup>) leads to the upper floors.

The first floor features a landing (14.2m<sup>2</sup>) and generously sized bedrooms: Bedroom 2 (24.1m<sup>2</sup>) with an ensuite bathroom (5.6m<sup>2</sup>), Bedroom 3 (24.1m<sup>2</sup>) with an ensuite bathroom (4.1m<sup>2</sup>), a storage room (13.1m<sup>2</sup>), a double bedroom (23.9m<sup>2</sup>) with an ensuite bathroom (7.1m<sup>2</sup>) and WC (1.3m<sup>2</sup>), and a bedroom suite (13.2m<sup>2</sup>). Bedroom 4 (18.8m<sup>2</sup>) also has an ensuite bathroom (8.2m<sup>2</sup>) and WC (1m<sup>2</sup>).

The second floor continues to impress with Bedroom 5 (26.8m<sup>2</sup>), a hallway (4.7m<sup>2</sup>), an entrance/sitting room (9.4m<sup>2</sup>), an ensuite bathroom (11.4m<sup>2</sup>), WC (1.4m<sup>2</sup>)

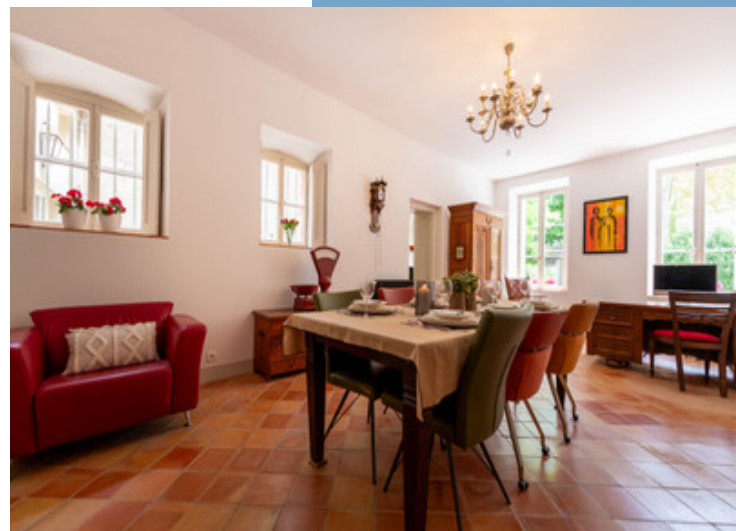
More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29866AGU11>

COMPLETE FILE AND PHOTO ON REQUEST

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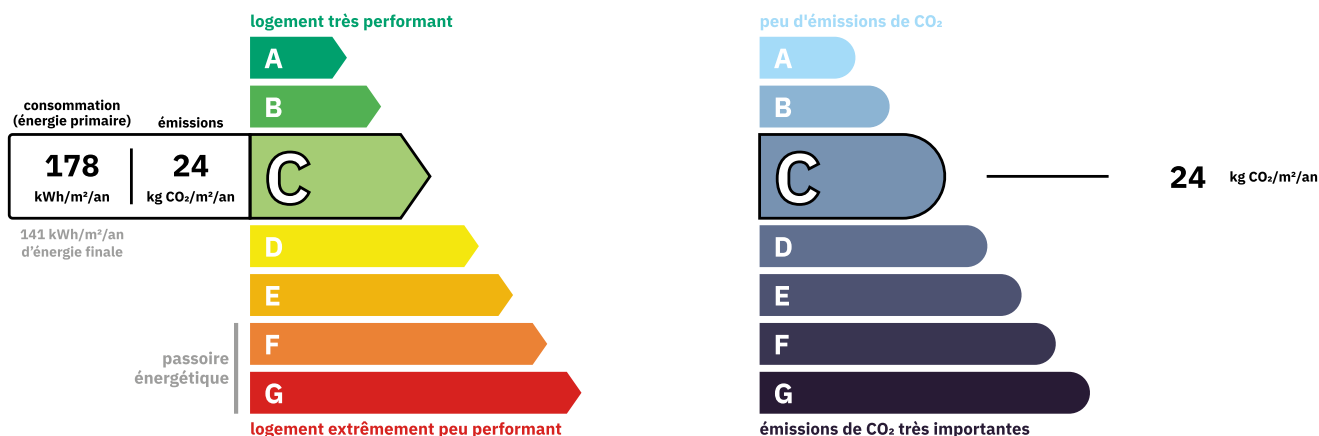


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## ENERGIE-DPE

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



Property Moderately efficient  
Estimated annual energy costs  
between 4440 € and 6070€ for 2021

## NOTICE

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## CONTACT

Réf :A29866AGUII  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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