

LUXURY CHÂTEAU APARTMENT WITH PARKLAND, POOL AND CLOSE TO LAC DE MONTBEL NEAR MIREPOIX

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PROPERTY FACT FILE

REFERENCE	A35901LIS09
PRICE	€ 590,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	1
ACCOMMODATION	150 m²
LAND	50000 m²
TOWN	Léran
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Apartment
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Mountain view

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





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- Stunning chateau setting with spacious grounds
- Swimming pool and tennis court on site
- Impressive bright rooms with high ceilings
- Access to private garden area
- Near the popular medieval town of Mirepoix

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Ground floor apartment (150 m²) in a restored 13th-century château with neo-Gothic architecture, located in Léran, southwest France. Includes 2 bedrooms, a mezzanine, spacious living-dining area, kitchen, bathroom, two WCs, and a cellar. Access to a grand salle des armes, pool, landscaped park, and tennis courts. Set near the turquoise



DESCRIPTION

Step into history and experience the rare charm of a place where time seems to stand still. Set on the ground floor of the magnificent Château de Léran – a 13th-century fortress beautifully reimagined in the 19th century in neo-Gothic style – this 150 m² apartment offers timeless character, comfort, and the elegance of French château living.

The property includes a spacious living-dining room, a separate kitchen, two bedrooms, a mezzanine, a bathroom, two WCs, and a cellar. Residents also enjoy exclusive access to the château's grand medieval salle des armes, a beautifully landscaped park, a swimming pool, and two private tennis courts.



A short walk away lies the turquoise Lake Montbel, ideal for swimming, sailing, or peaceful nature walks. Just 15 minutes away, the picturesque medieval town of Mirepoix enchants with its timber-framed arcades, local markets, and vibrant atmosphere.

For longer getaways, Spain is just an hour's drive, and Toulouse-Blagnac International Airport is 1.5 hours away – making this haven of tranquillity remarkably well connected.

A rare opportunity to embrace the art of French living, surrounded by nature, culture, and the romance of history.
Measurement Details

Ground floor
Entrance / hallway – 9.80 m²
WC – 1.12 m²
Kitchen – 7.50 m²
Living room – 31.80 m²
Bedroom 1 – 16.80 m²
Corridor – 5.00 m²
Bedroom 2 – 38.47 m²

First floor
Bathroom – 7.38 m²
WC – 6.65 m²
Mezzanine office – 7.25 m²



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A35901LIS09

COMPLETE FILE AND PHOTO ON REQUEST

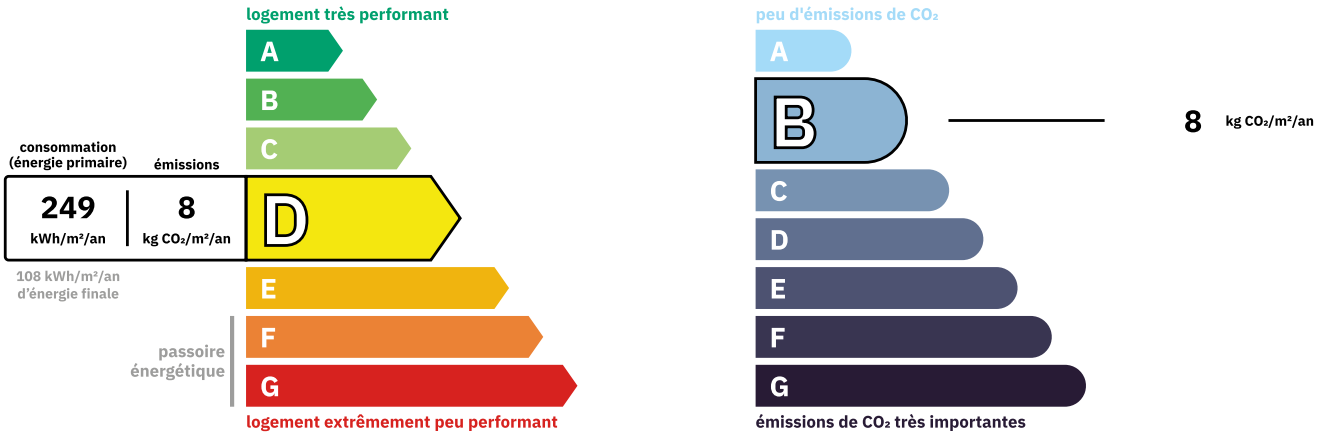
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2780 € and 3790€ 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.

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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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FILE COMPLETE AND PHOTOS ON REQUEST

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