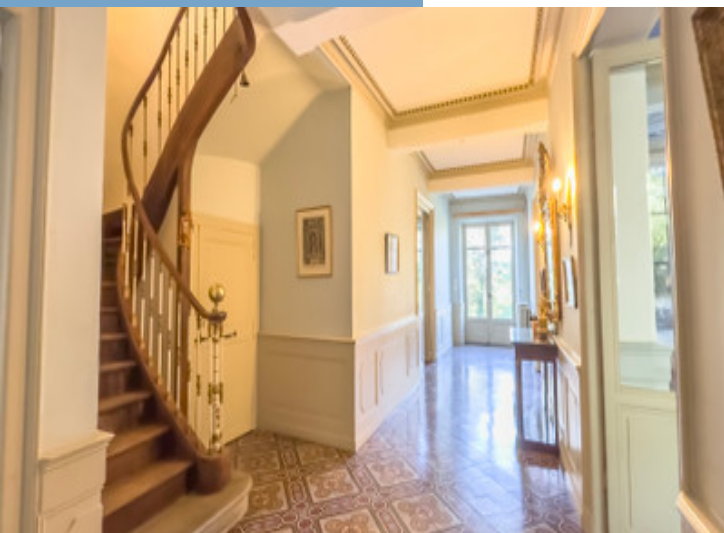




## A TIMELESS MASTERPIECE IN THE HEART OF THE AUDE



PROPERTY FACT FILE	
REFERENCE	A35928JGI I
PRICE	€ 4,000,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	14
BATHROOM	7
ACCOMMODATION	640 m <sup>2</sup>
LAND	30870 m <sup>2</sup>
TOWN	Montréal
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Historic Charm & Modern Luxury
- Expansive Grounds & Private Gardens
- Indoor Pool
- Versatile Living Spaces
- Equestrian Facilities & Multiple Outbuildings

A TIMELESS MASTERPIECE  
IN THE HEART OF THE  
AUDE ...

Ref : A35928JG11

Nestled on over three hectares of pristine grounds in a village in l'Aude, this magnificent château offers an unparalleled opportunity to own a piece of French history. With its origins dating back to the 1800s, this grand estate combines the allure of timeless French architecture with the luxurious comforts of modern living. A rare find

## DESCRIPTION

### A Historic Estate Like No Other

From the moment you pass through the gates of this extraordinary château, the grandeur of its surroundings captures your imagination. Originally constructed in the 1800s and expanded in the early 19th century, this estate includes a charming chapel from the mid-1800s, a majestic addition, and an impeccable restoration that honors its storied past while embracing contemporary luxury.

The stately façade, with its elegant stonework, French windows, and meticulously manicured gardens, immediately evokes the grandeur of the French aristocracy. Lush, landscaped grounds, serene outdoor terraces, and private courtyards provide a tranquil retreat with the ultimate privacy—perfect for entertaining, reflection, or enjoying the stunning natural beauty of the Aude region.

### A Garden Oasis – Greenhouse, Summer House, and Northern Exposure Views

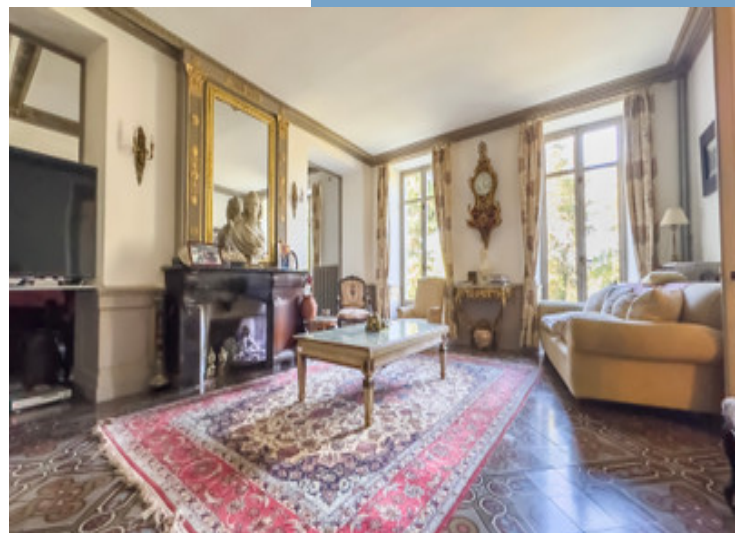
The estate is surrounded by carefully cultivated gardens, where you'll find areas designed for both formal elegance and serene relaxation. The summer house, located on the side of the property facing northern exposure, offers the perfect sanctuary for unwinding and enjoying private garden views. The northern-facing terrace is equally inviting, offering a tranquil space to bask in natural light and savor the peaceful surroundings. This northern side of the estate, including the chicken coop area, ensures a serene and private atmosphere.

In contrast, the guard house, courtyard, and dining room all boast stunning ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35928JG11>

COMPLETE FILE AND PHOTO ON REQUEST



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

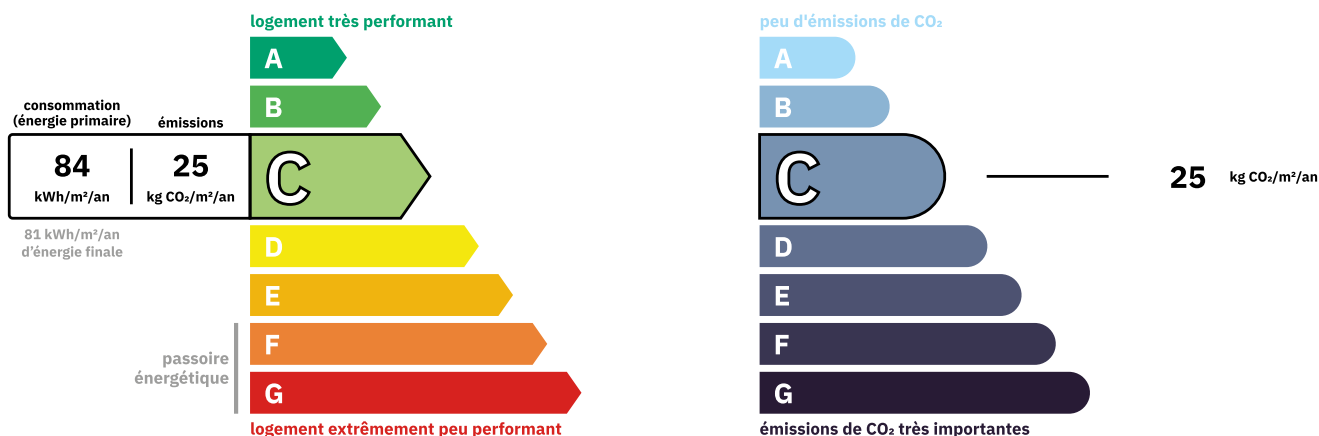
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

A TIMELESS MASTERPIECE IN  
THE HEART OF THE AUDE ...

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

Ref : A35928JG I I

## ENERGIE-DPE



Property **Moderately efficient**  
Estimated annual energy costs  
between 6400 € and 8700€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. 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 : A35928JG I I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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