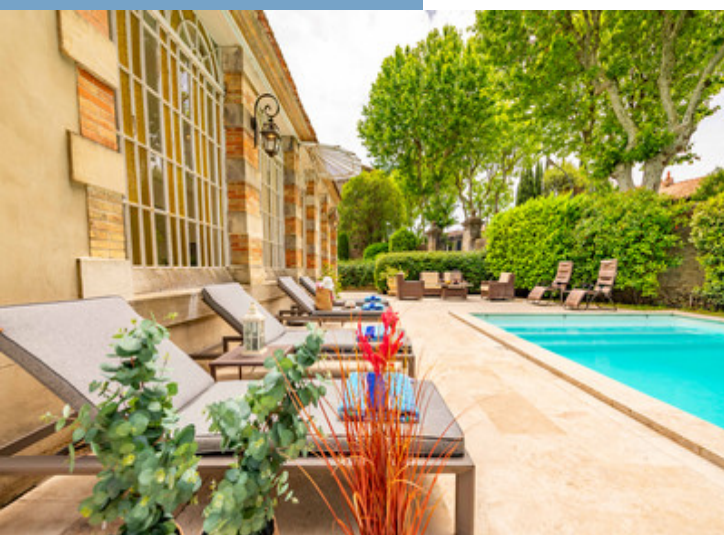




ELEGANT 19TH CENTURY MANOIR WITH TWO
POOLS, JACUZZI, ORANGERIE NEAR UNESCO
MEDIÉVAL CITÉ IN CARCASSONNE FRANCE

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



PROPERTY FACT FILE	
REFERENCE	A29866AGUII
PRICE	€ 929,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	462 m ²
LAND	1617 m ²
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
-
-

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

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 (29.8m²), a spacious living room (34m²), a formal dining room/study (35m²), a modern kitchen (13.6m²) equipped with state-of-the-art appliances, a library (30.4m²), a laundry room (6.9m²), a hallway (4.9m²), a WC (1.3m²), a bathroom (3.8m²), and Bedroom 1 (20.8m²). The standout orangerie (55m²) provides a bright and airy space for relaxation and dining, with large windows framing picturesque views of the manicured gardens. The stairwell (8.8m²) leads to the upper floors.

The first floor features a landing (14.2m²) and generously sized bedrooms: Bedroom 2 (24.1m²) with an ensuite bathroom (5.6m²), Bedroom 3 (24.1m²) with an ensuite bathroom (4.1m²), a storage room (13.1m²), a double bedroom (23.9m²) with an ensuite bathroom (7.1m²) and WC (1.3m²), and a bedroom suite (13.2m²). Bedroom 4 (18.8m²) also has an ensuite bathroom (8.2m²) and WC (1m²).

The second floor continues to impress with Bedroom 5 (26.8m²), a hallway (4.7m²), an entrance/sitting room (9.4m²), an ensuite bathroom (11.4m²), WC (1.4m²)

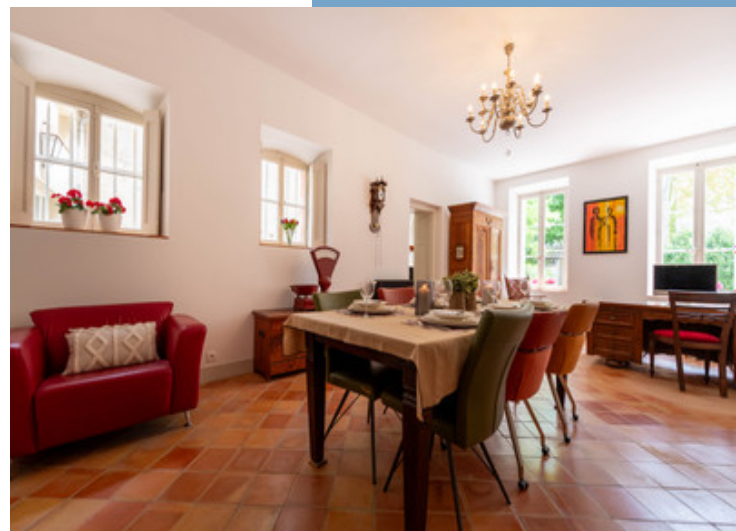
More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

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

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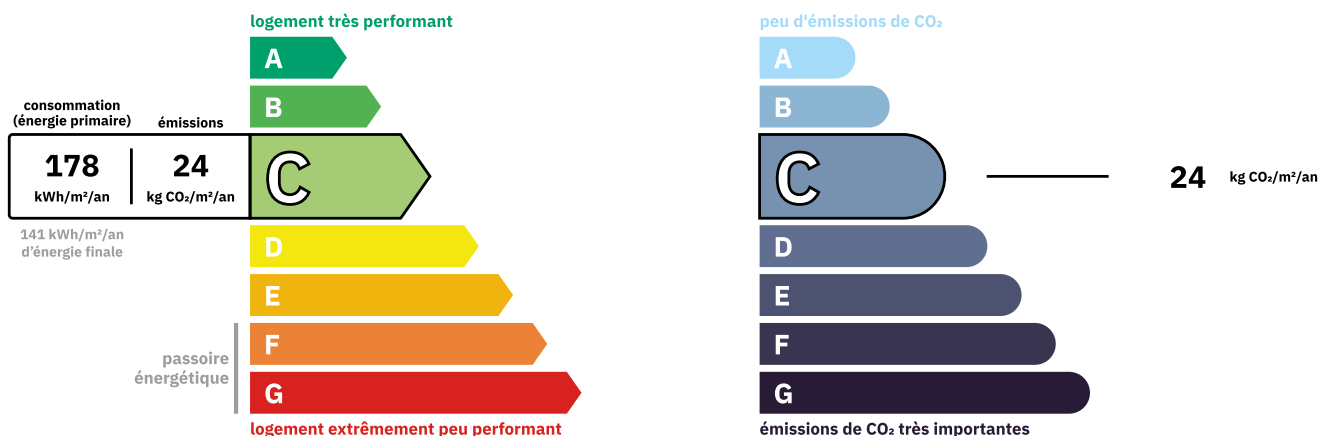


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ENERGIE-DPE

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

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

1: 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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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