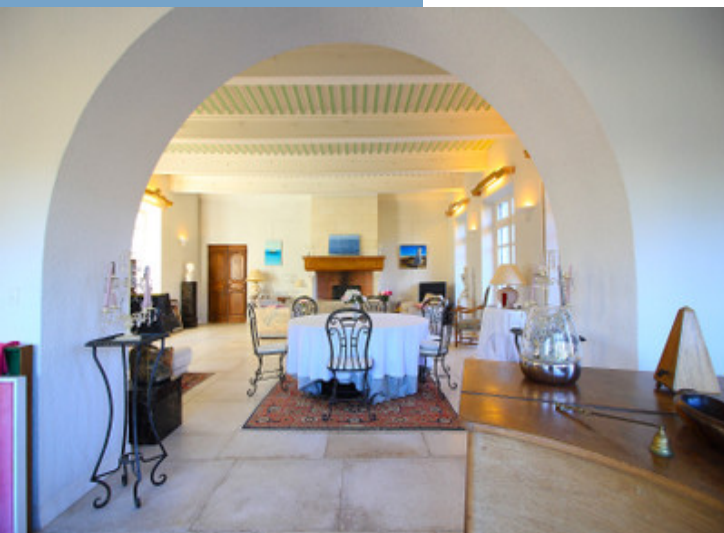




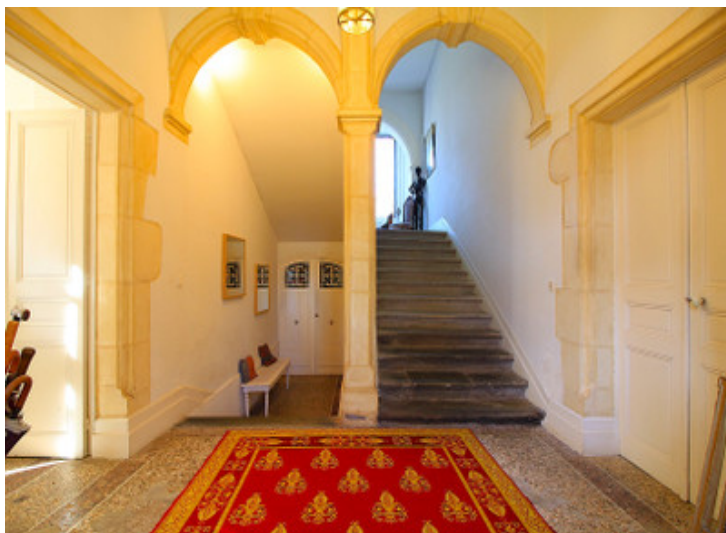
SUPERB CHÂTEAU WITH 8 BEDROOMS,
PARKLAND, CHAPEL, SWIMMING POOL AND
TWO LARGE RECEPTION/EVENTS ROOMS

www.leggettprestige.com

SUPERB CHÂTEAU WITH 8
BEDROOMS,
PARKLAND,CHAPEL,
SWIMMING POOL AND
TWO LARGE
RECEPTION/EVENTS
ROOM...



PROPERTY FACT FILE	
REFERENCE	A30408CST11
PRICE	€ 2,220,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	8
ACCOMMODATION	1440 m ²
LAND	20399 m ²
TOWN	Narbonne
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison familiale
CONDITION	Good condition
FEATURES	River Frontage, Garage, High speed internet
*Price based on current exchange rate which is subject to change	



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

- Beautiful authentic 19th Century Chateau
- 8 large bedrooms and 8 bathrooms
- Stunning gardens with chapel and river access
- Two large events/reception rooms for weddings
- Well placed with easy access to major towns

SUPERB CHÂTEAU WITH 8
BEDROOMS,
PARKLAND, CHAPEL,
SWIMMING POOL AND
TWO LARGE
RECEPTION/EVENTS
ROOMS
Ref: A30408CST11

Step into a fairytale at this enchanting Château, perfectly situated in the picturesque Aude region in the South of France. Built in 1850, set amidst over two hectares of private parkland with serene river access, offering a slice of timeless elegance.

Upon entering, you are greeted by a stunning reception room

DESCRIPTIF

Welcome to this extraordinary château, where grandeur meets elegance. The entrance, framed by two grand wrought iron gates, leads you into a realm of opulence. The front of the château features gardens and a convenient parking area. A large tiled swimming pool, encircled by an expansive terrace, awaits you, offering a serene retreat for relaxation and leisure. You also benefit from a large garage/ barn of 120m².

At the rear, the château unveils its magnificent parkland, complete with your own private chapel dating back to the 11th Century, and exclusive access to a tranquil river.

One of the unique features of this property is its two full-sized reception rooms, totalling 550m². These elegant spaces come equipped with kitchen facilities and guest restrooms, plus a large covered terrace. Perfect for hosting weddings, receptions, and events, with independent access and ample parking for your guests. This opportunity promises considerable income potential, especially if you focus on hosting private wedding receptions or niche, specialized events.

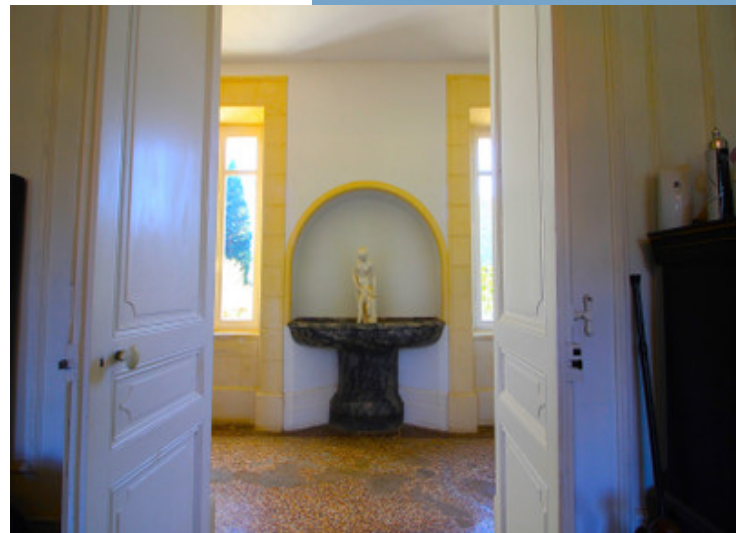
This magnificent château boasts 750m² of habitable space, enriched with exquisite features such as four spiral towers, original encaustic tiled floors, marble fireplaces, a majestic stone staircase, and intricate stained-glass windows.

Strategically located near the historic Roman town of Narbonne and the expansive Mediterranean beaches, the château offers convenient access to Béziers and the UNESCO World Heritage Site of

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30408CST11>

COMPLETE FILE AND PHOTO ON REQUEST



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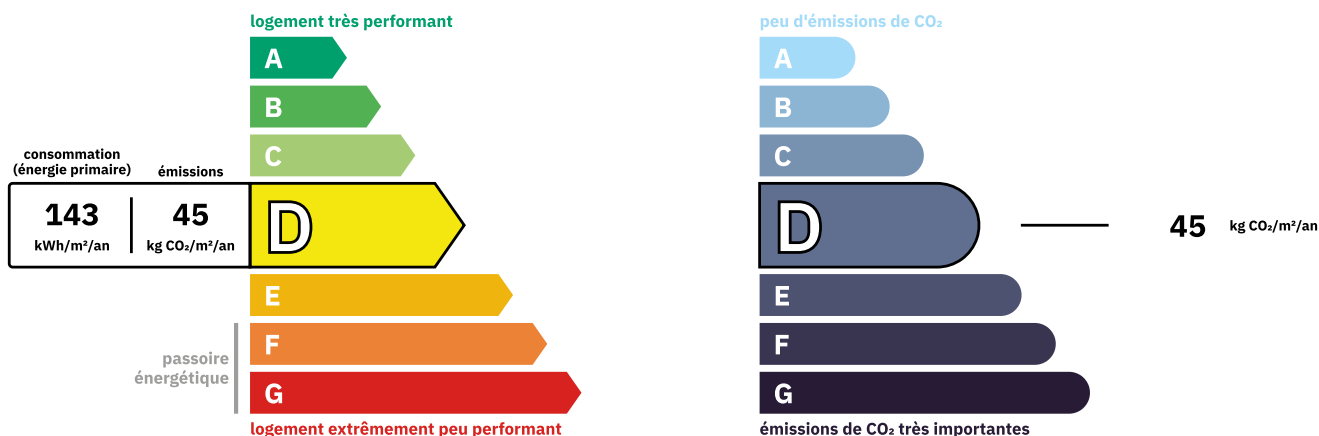
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SUPERB CHÂTEAU WITH 8 BEDROOMS, PARKLAND, CHAPEL, SWIMMING POOL AND TWO LARGE RECEPTION/EVENTS ROOM...

Ref : A30408CST11

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 6557 € and 8871 € 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

Réf : A30408CST11
FILE COMPLETE
AND PHOTOS
ON REQUEST

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