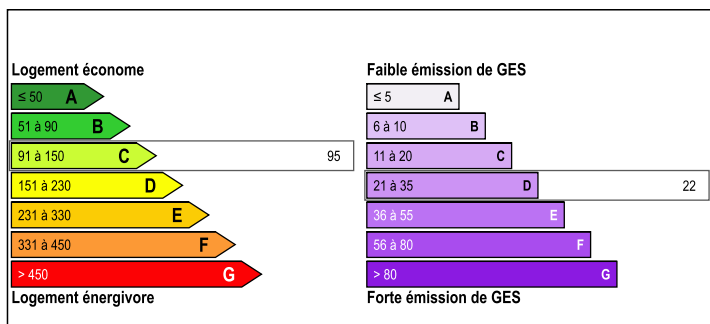


Superb 16th century chateau with appt gite, renovated barn, 7 hectare of grounds, a lake, 2 Gbit fibre optic.



ENERGY - DPE



INFORMATION

Town:	Clermont
Department:	Ariège
Bed:	15
Bath:	14
Floor:	300 m2
Plot Size:	74356 m2

IN BRIEF

The Chateau is situated in an 18-acre estate, lying in a small tranquil valley surrounded by wooded hills, with wild-flower meadows, a spring-fed lake and bordered by a bubbling tree-shaded brook.

The building has been extensively renovated and exceptionally well maintained, all the roofs have been renovated, renewed plumbing, electrical wiring, and double glazing throughout.

Just 15 km to the mountains, 54 km to skiing at Guzet Neige, easy access to both Toulouse and Carcassonne airports, and the Mediterranean coast 188 km away. Clermont village (1 Km) has a combined small shop/cafe/bar/bistro; Le Mas d'Azil (8 Km) has 2 mini-supermarkets, 3 restaurants, bar, bank, chemist, baker and a newspaper shop. Opportunities include

* a large family home

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 4100 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Built in the 16th century the property has:

THE PETIT CHATEAU (300 m2 habitable space)

Link to watch -
<https://www.youtube.com/watch?v=93OOYpAetg>

This lovely building has accommodation over three floors as follows:

Ground Floor

- Combined dining and sitting room, with exposed oak beams and ceiling joists. Large wood burning stove installed in a 'walk-in' fireplace
- Library with wood paneled bookcase running the length of the room, and with a central open fireplace
- Kitchen with fitted units for oven, hob, and microwave. Full height fridge/freezer and dish washer
- Utility room with oil-fired central heating boiler (top of the range Viessmann), and washing machine
- Lobby area leading to spiral staircase and back door
- Back door opening onto a cobbled courtyard with a covered al fresco dining area
- Rare example of an oak spiral staircase leading to first floor and second floor
- WC underneath the spiral staircase.

ROOM SIZES

Kitchen 6.10 m x 2.60 m

Dining room and lounge 8.10 m x 4.70 m

Study/Library 6.50 m x 4.10 m

Utility room 4.30 m x 2.20 m

First Floor

- Large lounge with open fireplace, and two full length French windows with south-facing views over the lake and estate
- Double bedroom overlooking the courtyard with an en-suite bathroom, comprising full-length shower,