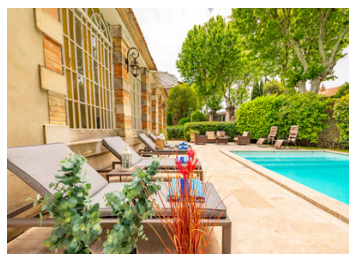


## Elegant 19th Century Manoir with Two Pools, Jacuzzi, Orangerie Near UNESCO Medieval Cité in Carcassonne France

EXCLUSIVE



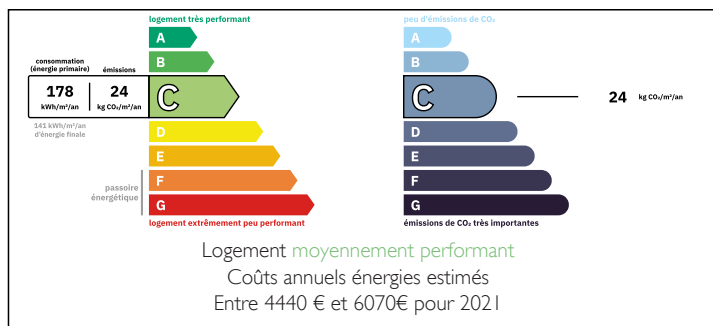
## INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	8
Bath:	6
Floor:	462 m2
Plot Size:	1617 m2

## IN BRIEF

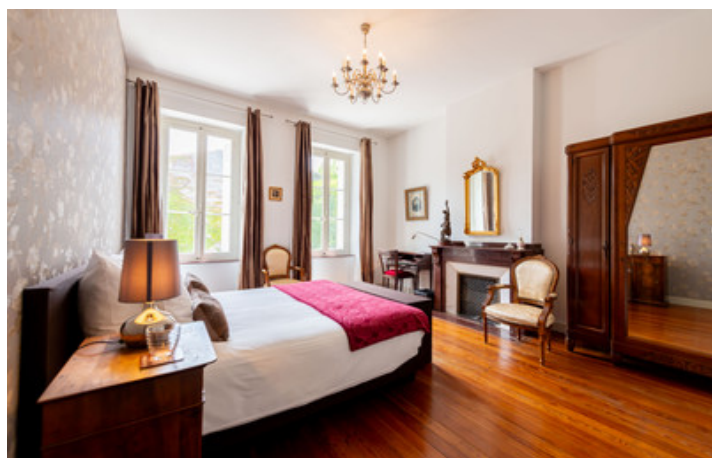
This beautifully restored 19th-century manoir in Carcassonne, France, offers an exquisite blend of historic charm and modern luxury. Featuring 8 bedrooms, 6 bathrooms, an orangerie, two swimming pools (including one that is heated), a jacuzzi, and private parking. The spacious interior includes a grand entrance, living room, dining room/study, modern kitchen, library, and laundry room. Located just 2.5 km from the UNESCO World Heritage Medieval Cité, this property is perfect as a family home or for establishing a boutique hotel, Maison d'hôtes, or B&B. Enjoy the sunny south of France with nearby Minervois, Corbières, and Cabardès wine regions, and the picturesque Canal du Midi. Furniture is negotiable.

## ENERGY - DPE



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 habitation: EUR

## NOTES

## DESCRIPTION

**\*\*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 (29.8m<sup>2</sup>), a spacious living room (34m<sup>2</sup>), a formal dining room/study (35m<sup>2</sup>), a modern kitchen (13.6m<sup>2</sup>) equipped with state-of-the-art appliances, a library (30.4m<sup>2</sup>), a laundry room (6.9m<sup>2</sup>), a hallway (4.9m<sup>2</sup>), a WC (1.3m<sup>2</sup>), a bathroom (3.8m<sup>2</sup>), and Bedroom 1 (20.8m<sup>2</sup>). The standout orangerie (55m<sup>2</sup>) provides a bright and airy space for relaxation and dining, with large windows framing picturesque views of the manicured gardens. The stairwell (8.8m<sup>2</sup>) leads to the upper floors.

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

The second floor continues to impress with Bedroom 5 (26.8m<sup>2</sup>), a hallway (4.7m<sup>2</sup>), an entrance/sitting room (9.4m<sup>2</sup>), an ensuite bathroom (11.4m<sup>2</sup>), WC (1.4m<sup>2</sup>), and Bedroom 6 (12.8m<sup>2</sup>).

Outside, the two heated swimming pools are set within beautifully landscaped gardens, creating a perfect oasis for relaxation and recreation. The jacuzzi offers...