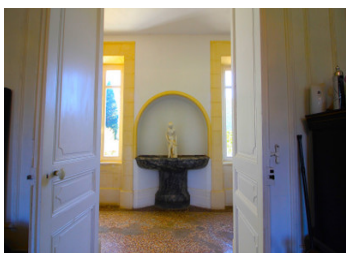
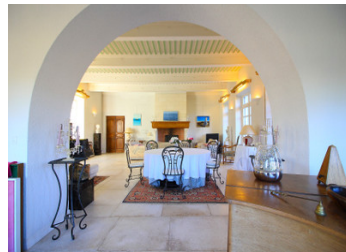


Superb Château with 8 bedrooms, parkland, chapel, swimming pool and two large reception/events rooms



INFORMATION

Town:	Narbonne
Department:	Aude
Bed:	8
Bath:	8
Floor:	1440 m2
Plot Size:	20399 m2



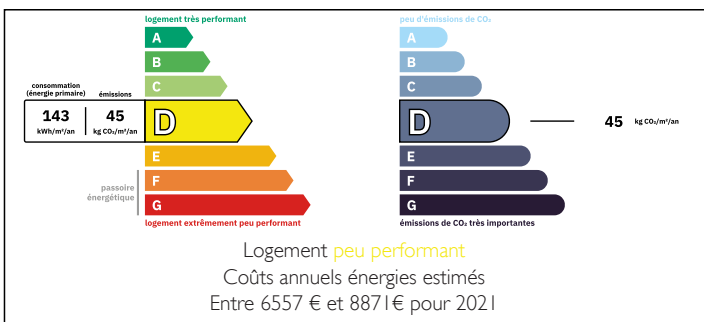
IN BRIEF

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 accompanied by a second spacious reception room and an elegant, fully equipped kitchen. The grand stone staircase leads you to the first floor, where four exquisitely appointed bedrooms and four bathrooms await.

The second floor presents a remarkable opportunity to customize and renovate four additional bedrooms and bathrooms to your personal taste. The four iconic towers provide panoramic views of the expansive parkland and tranquil river, adding a touch of majesty to the property.

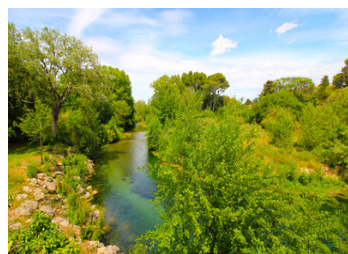
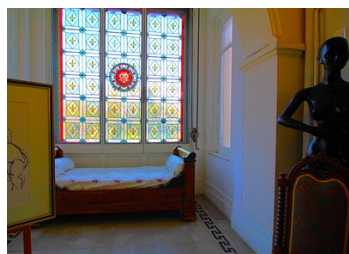
ENERGY - DPE



A unique feature is its two full-size reception rooms

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.



DESCRIPTION

Welcome to this extraordinary chateau, where grandeur meets elegance. The entrance, framed by two grand wrought iron gates, leads you into a realm of opulence. The front of the chateau 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 chateau 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 chateau 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 chateau offers convenient access to Béziers and the UNESCO World Heritage Site of Carcassonne. Further afield, you can explore the vibrant cities of Montpellier and Toulouse. This region is a perfect tourist destination, brimming with numerous leisure activities in...

LOCAL TAXES

Taxe foncière: **8317 EUR**

Taxe habitation: **EUR**

NOTES