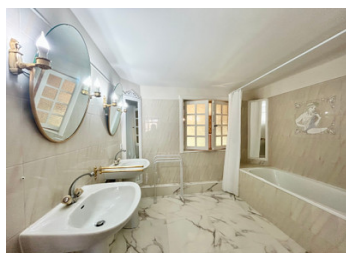


Live Like Royalty: Elegant Garden-Level Apartment in a Historic French Château



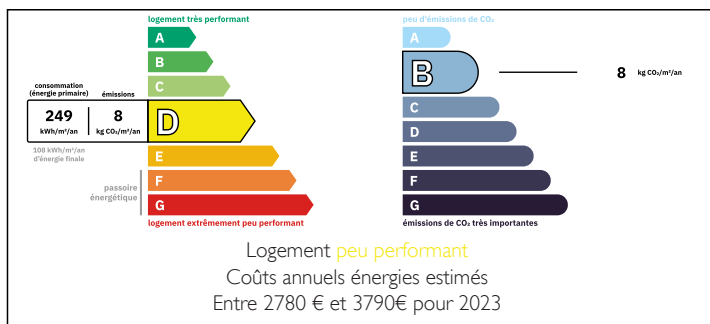
INFORMATION

Town:	Léran
Department:	Ariège
Bed:	2
Bath:	1
Floor:	150 m2
Outside Space:	50000 m2

IN BRIEF

Ground floor apartment (150 m²) in a restored 13th-century château with neo-Gothic architecture, located in Léran, southwest France. Includes 2 bedrooms, a mezzanine, spacious living-dining area, kitchen, bathroom, two WCs, and a cellar. Access to a grand salle des armes, pool, landscaped park, and tennis courts. Set near the turquoise waters of Lake Montbel and just 15 minutes from the charming medieval town of Mirepoix. Spain is only an hour away, and Toulouse International Airport is 1.5 hours by car. A unique property combining history, elegance, and access to nature.

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 foncière: 1136 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Step into history and experience the rare charm of a place where time seems to stand still. Set on the ground floor of the magnificent Château de Lérans – a 13th-century fortress beautifully reimagined in the 19th century in neo-Gothic style – this 150 m² apartment offers timeless character, comfort, and the elegance of French château living.

The property includes a spacious living-dining room, a separate kitchen, two bedrooms, a mezzanine, a bathroom, two WCs, and a cellar. Residents also enjoy exclusive access to the château's grand medieval salle des armes, a beautifully landscaped park, a swimming pool, and two private tennis courts.

A short walk away lies the turquoise Lake Montbel, ideal for swimming, sailing, or peaceful nature walks. Just 15 minutes away, the picturesque medieval town of Mirepoix enchants with its timber-framed arcades, local markets, and vibrant atmosphere.

For longer getaways, Spain is just an hour's drive, and Toulouse-Blagnac International Airport is 1.5 hours away – making this haven of tranquillity remarkably well connected.

A rare opportunity to embrace the art of French living, surrounded by nature, culture, and the romance of history.

Measurement Details

Ground floor

Entrance / hallway – 9.80 m²

WC – 1.12 m²

Kitchen – 7.50 m²

Living room – 31.80 m²

Bedroom 1 – 16.80 m²

Corridor – 5.00 m²

Bedroom 2 – 38.47 m²

First floor

Bathroom – 7.38 m²