

Beautiful chateau in the heart of the village with a pool, modern comforts and original historic features



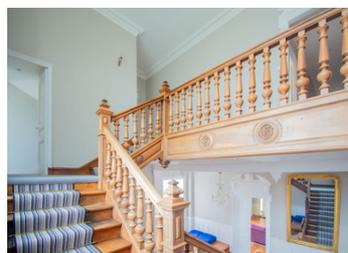
EXCLUSIVE

## INFORMATION

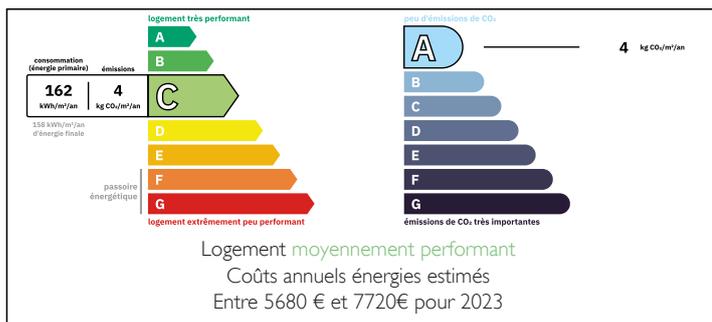
Town:	Labécède-Lauragais
Department:	Aude
Bed:	7
Bath:	4
Floor:	482 m2
Plot Size:	1000 m2

## IN BRIEF

Nestled on the edge of the Montagne Noire, in the Aude you will find this stunning chateau, around which the village of Labacède-Lauragais has been built. The chateau has been beautifully renovated with a modern wood pellet boiler, underfloor heating, double glazing and beautifully designed bathrooms. The property features seven spacious bedrooms, four bathrooms and impressive living spaces with high ceilings, full of historic features. The property boasts incredible views over the surrounding countryside with the peaks of the Pyrenees to the South. As well as a garden and terrace there is a large pool to enjoy at the end of a warm day. There is potential for development with an adjacent 'maison du gardien' to renovate and the former servants' quarters in the attic. The village is a thriving community of musicians, artists and people seeking the...



## ENERGY - DPE



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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

The village of Labécède-Lauragais is perched among the hills of the Montagne Noire. Just a short distance from the home of Cassoulet, Castelnaudary and the ever-popular tourist site of Carcassonne. The chateau is at the heart of the village, surrounded by its own terrace, gravel drive and gardens. Huge electronic metal gates open to reveal a gravel drive leading to the main entrance of the chateau. There is an elevated garden area, with fruit trees and flowers, an ideal spot to unwind in the shade on a summer's day.

A suitably impressive hallway welcomes you into the building with an even more opulent staircase and hallway leading upstairs and into the main living area. A generous living room with three sets of doors onto the terrace would be the perfect spot to wind away the evening with friends. The terrace has space for dining and entertaining or simply enjoying the views. An adjacent living and dining room has a recently installed wood burner, perfect for a cosy evening in winter. A modern kitchen has access to the dining room and onto an additional living space that could be used as a formal dining room, with a colourful stained glass feature window. The ground floor also includes a large office space, an additional room that could serve as an office/library or bedroom, a downstairs toilet and two access points to the lower floors as well as the tower.

Climbing up the impressive staircase with...

## LOCAL TAXES

**Taxe foncière: 3333 EUR**

**Taxe habitation: EUR**

## NOTES