

Impressive chateau with outbuildings and garden, full of history, in the heart of the Razès near Carcassonne



INFORMATION

Town:	Cailhavel
Department:	Aude
Bed:	3
Bath:	3
Floor:	462 m ²
Plot Size:	2942 m ²



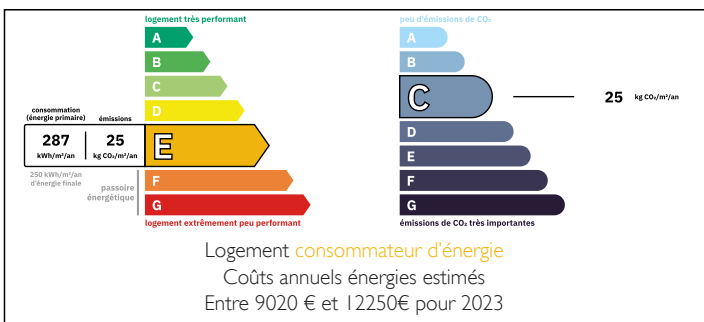
IN BRIEF

Discover this spacious chateau set on a generous plot of land in the centre of the little village of Cailhavel. Full of history and character features with massive potential to create additional living space or your own business project.

The chateau has two distinct living areas so it would suit two families or use as chambre d'hôtes or holiday rental or an events business. The property has an impressive main staircase with access to both kitchen and living areas. On the first floor there are three bedrooms and space to create many more with additional renovations.

There is attic space and several outbuildings that could be used for living space, events, studios or storage. The flat garden around the property has more than enough space for a pool, a vegetable patch or some animals as well as parking for plenty...

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.



DESCRIPTION

Standing tall in the centre of the village of Cailhavel, this impressive chateau with origins over 1000 years ago is the perfect property if you are looking for a piece of French history and your own French chateau.

A sweeping drive brings you to the grand entrance with a double-height door that leads into an expansive hallway and majestic staircase. On the ground floor there is an open living and kitchen area to one side of the property with a wood burner and exposed stone walls and beams providing a real sense of character. This space was previously divided up into separate rooms could be used in several different ways depending on your requirements. There is a generous living room and a huge kitchen dining room on the West side of the property. There is also two downstairs bathrooms and the farm style old kitchen with large fireplace to the rear of the ground floor.

The first floor, accessed either via the kitchen dining space or the beautiful main staircase, offers three very spacious bedrooms and a family bathroom. There are two large spaces that could be converted into two or more bedrooms or other habitable space. There is double glazing throughout the property with large windows providing light and bright bedrooms and living spaces. The attic provides further room for expansion with 4 possible additional bedrooms.

The outbuildings of the property are diverse and could be developed in any number of ways...

LOCAL TAXES

Taxe habitation: EUR

NOTES