

TARN :Near Brassac exceptional property to renovate with fortified house, outbuildings and 2;2 hectares



INFORMATION

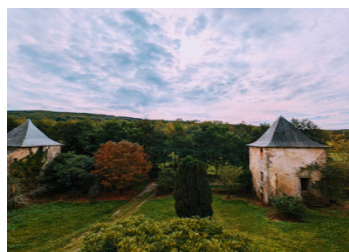
Town:	Fontrieu
Department:	Tarn
Bed:	3
Bath:	1
Floor:	147 m2
Plot Size:	22252 m2

IN BRIEF

Just 5 minutes from the charming village of Brassac, in the commune of Fontrieu, lies this rare and unusual property. With its 2 towers and 15th century buildings, it recounts a whole chapter of local history,

This outpost of the Château de Castelnau is remarkable, in fact it comprises 2 towers that once housed a chapel and a defence tower, an imposing stone barn with a stable in the basement, an attached sheepfold, a plush dwelling house in need of complete renovation, outbuildings and garages, not forgetting the 2 hectares of surrounding land! What an impressive place, where every stone seems to tell us a story. Who hasn't dreamt of buying a property like this, part of the cultural heritage of our beautiful Montagne Noire, in the Parc Naturel Régional du Haut Languedoc, in the Occitanie region!

Once renovated, it...



ENERGY - DPE

DPE not required.

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: 71 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Let's take the small road just before the hamlet of Biot, skirt the first field that borders the stream and there we are! There, a property like a manor house stands before our eyes! We were immediately captivated by its unusual architecture, which reflects the style of the manor houses built by the lords of the mountains.

A massive wrought iron gate sets the tone, and we enter to find ourselves facing the main dwelling between the two square towers! One of these was a two-storey chapel, measuring 32m², while the other, of the same dimensions, was a defensive tower, a powerful reminder of this region, which still bears the scars of the Wars of Religion.

The 3-storey house now has 145m² of living space and 76m² of attic space that could be converted.

Enter from the front terrace and its well-sheltered pergola with its wisteria. The ground floor comprises a 24m² kitchen-dining room, a lounge of the same size, a 21m² utility room, storage areas and a toilet. These main rooms open onto the terrace at the front. The first floor houses a beautiful 21m² bedroom opening onto a large side terrace of the same size, a bathroom with separate toilet, a second 20m² bedroom with another 13m² room in a row, from which a staircase leads to the vast 77m² attic.

On the kitchen side of the ground floor, an entrance hatch gives access to the garages or sheds on the east wing, where 3 spaces...