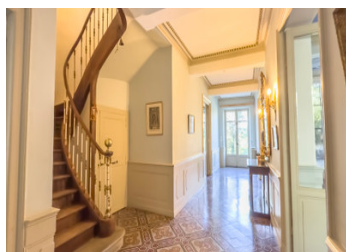


A Timeless Masterpiece in the Heart of the Aude

EXCLUSIVE



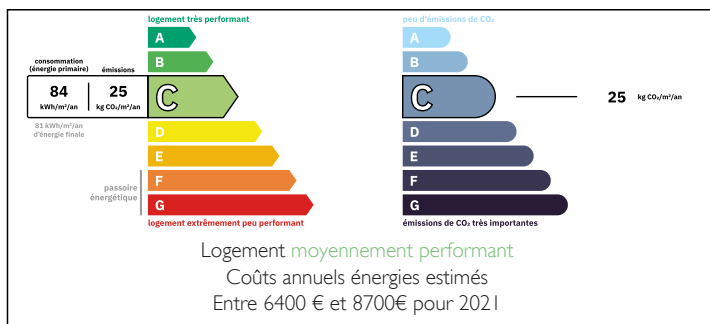
INFORMATION

Town:	Montréal
Department:	Aude
Bed:	14
Bath:	7
Floor:	640 m2
Plot Size:	30870 m2

IN BRIEF

Nestled on over three hectares of pristine grounds in a village in l'Aude, this magnificent château offers an unparalleled opportunity to own a piece of French history. With its origins dating back to the 1800s, this grand estate combines the allure of timeless French architecture with the luxurious comforts of modern living. A rare find for the discerning buyer, this historic property features meticulously restored interiors, expansive living spaces, and breathtaking views that make it the perfect retreat or statement residence.

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

A Historic Estate Like No Other

From the moment you pass through the gates of this extraordinary château, the grandeur of its surroundings captures your imagination. Originally constructed in the 1800s and expanded in the early 19th century, this estate includes a charming chapel from the mid-1800s, a majestic addition, and an impeccable restoration that honors its storied past while embracing contemporary luxury.

The stately façade, with its elegant stonework, French windows, and meticulously manicured gardens, immediately evokes the grandeur of the French aristocracy. Lush, landscaped grounds, serene outdoor terraces, and private courtyards provide a tranquil retreat with the ultimate privacy—perfect for entertaining, reflection, or enjoying the stunning natural beauty of the Aude region.

A Garden Oasis – Greenhouse, Summer House, and Northern Exposure Views

The estate is surrounded by carefully cultivated gardens, where you'll find areas designed for both formal elegance and serene relaxation. The summer house, located on the side of the property facing northern exposure, offers the perfect sanctuary for unwinding and enjoying private garden views. The northern-facing terrace is equally inviting, offering a tranquil space to bask in natural light and savor the peaceful surroundings. This northern side of the estate, including the chicken coop area, ensures a serene and private atmosphere.

In contrast, the guard house, courtyard, and dining room all boast stunning southern-facing views, with sweeping panoramas of the Pyrenees Mountains visible from the guard house. This southern exposure ensures sunlight throughout the day, while offering a perfect vantage point for enjoying the...

LOCAL TAXES

Taxe foncière: 7037 EUR

Taxe habitation: EUR

NOTES