

Tarn: UNIQUE near Anglès, magnificent estate to renovate with château, outbuildings, lake and parkland



## INFORMATION

Town:	Anglès
Department:	Tarn
Bed:	9
Bath:	5
Floor:	480 m2
Plot Size:	14082 m2

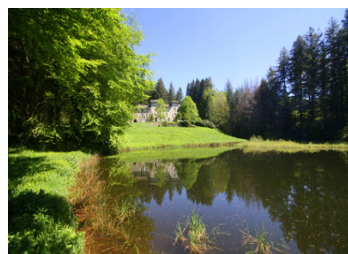
## IN BRIEF

Near the charming village of Anglès and the famous Raviège lake, you will find this exceptional property. In fact, this estate is listed and quoted in historical works on the châteaux and manor houses of the Tarn. A splendid estate!

After complete renovation, it would be perfect for a project linked to hospitality, agrotourism or as a very large family home.

Well-hidden in the heart of the forest, with its 1.4 hectares of parkland and enhanced by the presence of a lake, in which the château is marvellously reflected, the château is both imposing, austere and mysterious. It has a powerful facade, brought to life by a play of volumes. It is divided into a central pavilion flanked by lower side wings, with 2 non-protruding towers.

There are also outbuildings and a character's cottage to the rear, and...



## 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:

1355 EUR

## NOTES

## DESCRIPTION

Let's start our visit by taking the access road right through the heart of our beautiful forest massifs. Don't forget that we're in the Montagne Noire and in the Parc Naturel Régional du Haut Languedoc, so that sets the scene!

At the very end it reveals itself, mysterious and imposing, leaving us speechless and spellbound.

A real postcard and historical film setting! This estate has contributed to local history and is mentioned in numerous books.

All that's left is for its future owner to restore it to its former glory.

It's a major renovation project that needs to be planned and undertaken, but the result will be magical!

We arrived near the château, and the imposing façade was revealed. All the windows face south, overlooking the lake and forest!

We enter, and yes, we've suddenly gone back in time! A vast 18m<sup>2</sup> hall welcomes us, and reveals a very beautiful staircase, all the architectural details are there, ashlar frames, French ceilings, monumental fireplaces... This hall leads to two wings, in the right-hand one, we discover a beautiful 36m<sup>2</sup> lounge with fireplace and beautiful wood panelling on the wall, a shower room or hallway point to be renovated or redesigned.

Then the left wing houses a second lounge or dining room of 34 m<sup>2</sup> with a fireplace; adjoining is a kitchen of 28m<sup>2</sup> and its utility room, which in turn leads to a hallway used for storage.

Back in the entrance hall, we take the imposing staircase up to the...