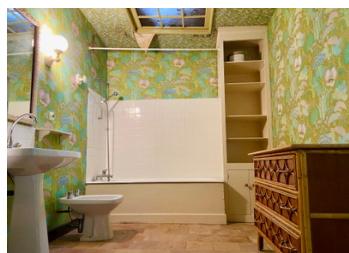


Bourgeois house comprising entrance hall, living room, dining room, kitchen, 6 bedrooms, swimming pool.



INFORMATION

Town:	Castelnaudary
Department:	Aude
Bed:	6
Bath:	2
Floor:	303 m2
Plot Size:	1000 m2



IN BRIEF

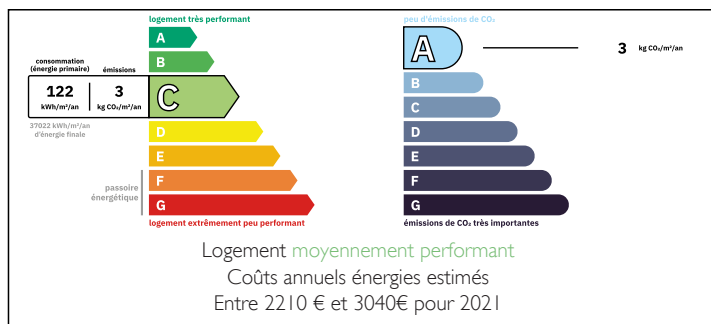
For Sale – Elegant 17th-Century Bourgeois Residence with Landscaped Garden and Heated Pool

Nestled in the heart of a beautiful Lauragais village, this exceptional period home is ideally located just a few kilometres from Castelnaudary, its shops, train station, and the A61 motorway connecting Toulouse to the Mediterranean. The Carcassonne airport is also within easy reach.

With a living area of around 303 m², this elegant property combines authentic charm and architectural character throughout. It features:

- A spacious entrance hall,
- A cosy sitting room with fireplace,
- An elegant dining room with a second fireplace,
- An independent kitchen,
- Six generous bedrooms,
- Two bathrooms,
- And two large attics offering excellent conversion potential.

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

Outside, the terraced garden is beautifully landscaped, filled with mature trees and colourful flowers. The heated swimming pool, completely private and not overlooked, is perfect for relaxing summer days. A well with water all year round and several outbuildings (which can be kept as they are or converted) complete the property.

This unique home would make a wonderful family residence, but also lends itself perfectly to a tourism or hospitality project (gîtes or guest rooms), or even a professional practice.

Some renovation work will allow you to reveal the full splendour of this rare and authentic historic home, steeped in charm and history.

A truly special property in an idyllic setting between Toulouse and Carcassonne.

A rare property in a privileged setting, between Toulouse and Carcassonne.

This unique home is ideal for a family seeking space and comfort, or for a guesthouse/B&B project.

Contact us today to arrange a viewing by appointment.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES