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## Beautiful Château with a park close to Mazamet in the Tarn - VIRTUAL TOUR

Mazamet , Tarn , Occitanie



# €595,000

inc. of agency fees

7 Beds    1 Baths    510 sqm    6.2 ha

Lovely stone south exposed chateau with a pool and land to finish renovating for sale in the Tarn area in southwest France. RARE OPPORTUNITY.

### At a Glance

<b>Reference</b>	MFH-MSA44510	<b>Near to</b>	Toulouse	<b>Price</b>	€595,000
<b>Bed</b>	7	<b>Bath</b>	1	<b>Hab.Space</b>	510 sqm
<b>Land</b>	6.2 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

18th century French Château in the middle of a park and woods situated close to a village with amenities near Mazamet in the Tarn department in southwest France.

The castle has kept all its original charm and character with many features such as the high ceilings, wooden

beams, 8 fireplaces some of them marble, 3 staircases, chestnut paneling, old tiles and typical architecture of that period, with main rooms for the chateau owners and its secret passages for the servants...

The château is on three floors (230 sq.m on each) and needs to be upgraded except the roof which has been restored. The castle offers over 500 sq.m of potential living area, it comes with many rooms, some have been restored and others are waiting for the new owners to apply their touch to make it their own. There is some furniture, a mixture of old large items that suit the age (and scale) of the property and some more modern items that do not look out of place. The owners are happy to include these in the sale along with the cleaning robot and other cleaning equipment plus other items for the pool such as winter and summer covers.

*Outside* is the lovely park with old trees and a large secured swimming pool (15m x 6m with a deep end, graduating to a shallow end for paddling), the total land size is 6,2 hectares (woods and meadows), it has previously been used for 2/3 horses.

## **THE CHATEAU**

### **The ground floor**

- access via entrance - 12 sqm
- living room 1 with fireplace - 32 sqm
- living room 2 with fireplace - 20 sqm
- reception room / dining room - 67 sqm - refurbished floor with insulation underneath and marble feature fireplace
- kitchen - 43 sqm
- laundry and cellar - 12 sqm
- office - 14 sqm

### **The first floor**

- master bedroom and bathroom - 50 sqm
- 6 bedrooms - average size 25 sqm

### **The last floor**

- several rooms which used to be servants part - 118 sqm
- substantial attic space with very good potential - 119 sqm

## **Outside**

- large pool (15m x 6m with deep end) with security perimeter and terraces
- easy maintenance in park with mature trees
- streams and large pond in winter
- source – useful for maintaining pool and garden

- fields/meadows (suitable for 2/3 horses)
- outdoor store for garden tractor, wood splitter, lawnmower.
- stone outbuilding for renovation, previously used as stables

### **Additional Information**

- the roof has been renovated (new tiles, felt and gutters)
- significant part of electrics renovated / new double glazed windows on top floor
- there's 1 operational bathroom and 2 WCs. Potential for an extra bathroom room + 2/3 ensuite bathrooms.
- the chateau needs to be fully modernised and finished to personal taste, **sold with the furniture**
- 360 degree **video available** on request (our ref MFH-MSA44510)

### **The Area and Access**

- local village with amenities 3 minutes
- Market town of Mazamet at 12 minutes
- Toulouse, Carcassonne & Béziers airport at 1.30 hr drive

*This French chateau would be ideal for a large family or for a B&B project in Occitanie. 360° VIDEO tour available on request.*

*A RARE OPPORTUNITY , ideal for lovers of character. NOW REDUCED.*

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓
Mountain View?	✓

## And Before You Ask

Exposure:	South
Condition:	Renovation project
Heating System:	Other
Reason for selling:	Familial reasons
Condition of Roof:	Good condition
Gas Supply:	Gas bottles for cooking

## Summary

Property type:	Chateau
Bedrooms:	7
New Home?	No
Bathrooms	1
Price	€595,000

## Key Information

Internal Area:	510 sqm
Land Area:	6.2 ha
Floor:	3
How many Outbuildings:	1
Number of Fireplaces:	4

### Property Features:

- 18th century Castle in nice park
- secured pool
- property with woods and field
- Stone building with stones and beams
- big and large rooms
- chateau for renovation

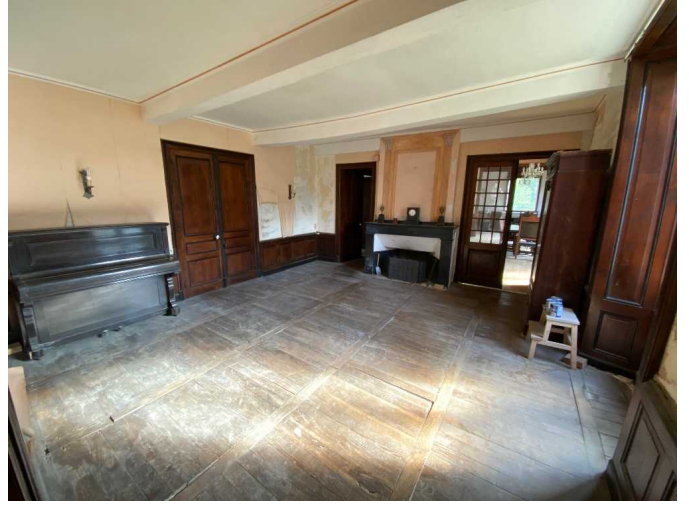
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes

## Location: Occitanie



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**C. BAUER – Sunday Times**

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