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## Exceptional residence in an estate of an old French Castle

**Bram , Aude , Occitanie**



# €480,000

inc. of agency fees

4 Beds   3 Baths   249 sqm   300 sqm

Spacious stone house set in an idyllic setting in the grounds of a historic estate in the Aude (Occitanie), just 15 mins from Carcassonne.

### At a Glance

<b>Reference</b>	MFH-MSA69128	<b>Near to</b>	Carcassonne	<b>Price</b>	€480,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	249 sqm
<b>Land</b>	300 sqm	<b>Pool</b>	No	<b>Land Tax</b>	€2460.00

### Property Description

This property is a stone house with unique woodwork situated in a magical and idyllic setting within the grounds of a historic estate in Aude, in the Occitanie region. It is conveniently located just 5 minutes away from a village with all amenities and services. The city of Carcassonne and its airport are 15 minutes away, while Bram, the entrance to the motorway, is just 6 minutes away.

This residence offers a generous living area of 249 sqm and will charm you with its beautiful finishes, character, location away from other homes, and its existing potential, as the interior is modular. Upon entering the property, you'll find a bright entrance leading to the living area, dining room, fully equipped open kitchen, and access to an incredible library on two levels. The library is a curiosity, as it is overlooked by a mobile bridge upstairs. It could easily become an additional bedroom with a bathroom. In continuity, two cellars follow one another. In the other wing, completely independent, is a studio/gite with a small kitchen, living room/bedroom, bathroom, WC, and cupboard.

*Upstairs*, you can access the second part of the library, which could be easily turned into another bedroom. Additionally, a second living area could be converted into a bedroom as there's already a toilet and a separate bathroom. On this same level, a lovely bedroom with a dressing room, bathroom, and a private terrace with views of the garden and the park is also available.

## The Accommodation

### The ground floor

- entrance and hall - 2.92 sq.m
- living room and dining room with stone Tulikivi gas burner - 86 sq.m
- library on two levels with an incredible mobile wooden bridge ... It could easily become two other bedrooms - 21 sq.m on ground level and 18.17 sq.m on upper level.
- cellar 5.46 sq.m
- studio ideal for a gîte - 27 sq.m

### The first floor

- landing with view on entrance - 4.11 sq.m
- second part of library
- office or third bedroom 15 sq.m
- shower room and toilet 4.70 sq.m
- huge suite with dressing and shower room - 56 sq.m
- terrace from en-suite 30 sq.m

## Outside

- lovely terrace with Iron pergola and wisteria
- easy maintenance
- lots of trees and plants, park in front of the garden
- possibility to share a swimming pool

## **Additional Information**

- 433 € for maintenance on the Castle Domaine
- double-glazed joinery
- automated closing wooden shutters
- Tulikivi gas stove, tank in the garden
- Radiant electric convector heating
- Quality Opus incertum tiling
- Magnificent fully equipped kitchen
- Wooden floors
- internet fibre / cable
- Reversible air conditioning
- New micro station for the whole Estate
- Long iron pergola on one of the terraces, quality ironwork
- Cottage which can be independent
- Roof terrace master suite
- Private garden with trees and automatic watering system
- Garage with a mezzanine for storage
- Possibility to share access (optional) to one of the Domaines' pools

## **The Area and Access**

- The village with all amenities is just 2 minutes away
- Carcassonne and international airport at 15 minutes
- Bram with many shops and lovely market at 6 minutes

*This unique home is exceptional in every way and will appeal to all visitors! [Contact us today](#) to arrange an early visit.*

## 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
Year of Renovation:	2000
Condition:	Immaculate
Reason for selling:	Retiring
Currently lived in:	Yes
Condition of Roof:	Very good condition
Drainage:	Brand new septic tank
Gas Supply:	Buried gas tank
Property Tax:	€1799.00
Land Tax:	€2460.00

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€480,000

## Key Information

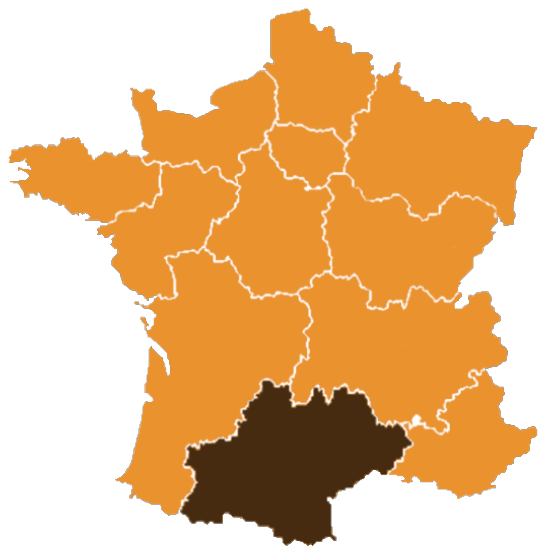
Year Built:	1700
Internal Area:	249 sqm
Land Area:	300 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- Atypical house in a residential Castle
- House full of Character with high standard materials
- wood and stone
- Nice garden
- fantastic library with a mobile wooden bridge
- great terraces

Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has Air Conditioning?	Yes
Has Alarm	Yes

**Location: Occitanie**



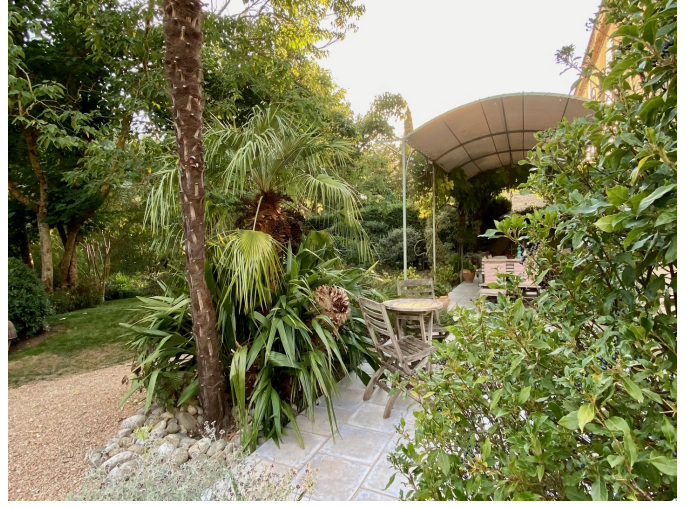
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**C. BAUER – Sunday Times**

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