



Stunning Domaine On The Canal Du Midi With Chateau, Cottages And Annexes On A Plot Of 5.63 Ha.



Agent Info

Name:	Freddy Rueda
Company	Freddy Rueda Sarl
Name:	
Country:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (467) 363-428
Languages:	English, French
Website:	https://realestateoccitane.com

Listing details

Property for:	Sale
Price:	USD 1,223,075.93

Location

Country:	France
State/Region/Province:	Occitanie
City:	Carcassonne
ZIP code:	11100
Posted:	Aug 03, 2026

Description:

In a pretty winegrowers village with shop, bar, bakery, restaurant, school, post office, library, at 10 minutes from Castelnaudary, 40 minutes Carcassonne (airport) and 45 minutes from Toulouse (airport).

Just outside the village, gated domaine situated along the bank of the Canal du Midi with chateau, gate-keeper's lodge, cottage, canalside cottage, barns of over 1000 m2 on grounds on 51915 m2 with a swimming pool and the remains of the original fort. Possibility to moor a boat. The chateau, an 17th century fort, remodelled in the 18th century, has retained its original character, charm and features. The property retains the remains of the original fort and the hand-built cobbled pathways built by the soldiers to the fort which border the tree-lined driveway, stables and outbuildings.

Chateau (840 m2 + 420 m2 attic space)

Basement = Workshop of 43.66 m2 + corridor of 6.2 m2 + storage of 11 m2 + pool-room of 12.83 m2 (access to garden) + wine cellar of 14 m2.

Ground = Hall of 76.72 m2 (original tiled floors, wood-carved fireplace, exposed beams, columns, access to rear garden and terrace) + lounge/library of 67.90 m2 (original tiles, wood-panelling, wood-carved



fireplace, bookshelves) + corridor of 4.77 m² + office of 7.37 m² + butler pantry of 4.89 m² + equipped kitchen of 30.56 m² (modern top and bottom units, electric and gas hob, oven, microwave, dishwasher, extractor fan, wood-stove, access to dining room, utility and courtyard) + storage of 2.98 m² + corridor of 10.10 m² + utility of 16.67 m² (sinks, fridges, shelving) + dining room of 64 m² (wood-panelling, original plasterwork ceiling and tiles, wood-carved fireplace) + corridor of 4.72 m² + storage of 1.28 m² + WC of 4.5 m² (basin, ,WC) + office of 19.63 m² (wood panelling, parquet floors, access to dining room) with ensuite of 8.63 m² (shower, basin, WC) + main staircase lobby of 29.07 m² + room of 12 m² + courtyard of 58.41 m² (sun terrace, sheltered eating areas) + corridor of 8.82 m² + workshop of 29.88 m² (original fireplace, access to garden) + wood store (2 storeys) of 60 m² + shower room of 2.34 m² + boiler-room of 20.59 m² (newly installed boiler, indoor barbecue).

1st = Landing of 8.62 m² + billiard room of 79 m² (wood panelling, wall friezes) with rear balcony of 4.81 m² and front balcony of 2.25 m² + corridor/gym of 5.89 m² + bedroom of 12.26 m² + service corridor of 7.38 m² + bedroom of 31.85 m² (curved wardrobes, wood-panelling, fireplace) with ensuite (WC, shower, basin) and dressing of 22.98 m² (fireplace) + corridor of 4.70 m² + bedroom of 17.05 m² with ensuite of 9.7 m² (bath, basin, WC) + bedroom of 15.15 m² with ensuite (shower, WC, basin, fireplace) and dressing of 15.56 m² + bedroom of 29.71 m² with ensuite (bath, basin) + shower room of 7.10 m² (WC, shower, access to service corridor) and dressing of 14.10 m² + library of 17.32 m² (shelved) + bedroom of 19.08 m² + 4 rooms of 11.75 m², 19 m², 21 m² and 15.6 m².

2nd = Attic space of 420 m² containing the fort's original grain lift.

Cottage 1 (80 m²)

Ground = Lounge/fitted kitchen of 40 m² with fireplace.

1st = 2 bedrooms + bathroom (shower, basin, WC).

Cottage 2 (180 m²)

Ground = Lounge with fireplace + kitchen + bathroom.

1st = 3 bedrooms.

Cottage 3 (160 m²)

Ground = Bathroom (WC, basin, shower) + lounge + fitted kitchen.

1st = 2 bedrooms.

Outside = Large gated and walled grounds with trees + south facing garden + pool 5x9m + paddocks + original fort ruins + barns of 1000 m² (9 buildings to include garage, stables and storage).

Sundry = Original features + well + annual property tax around 4500 Euros + estimated amount of annual energy consumption for standard use: between 16780 Euros and 22750 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + fuel central heating + wood stoves and open fires places + roof renovated 15 years ago + mains water + septic tank + not in flood zone + good structural state.

Price = 1.060.000 Euros (Large Canal-side domaine with stunning location and lots of character !)



The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: georisques.gouv.fr

Property Id : 89774
Property Size: 1,260 m2
Property Lot Size: 56,300 m2
Bedrooms: 13
Bathrooms: 7
Reference: C1400000EE

Other Features

Immediately Habitable
Latest properties
Outside space
Prestige
Private parking/Garage
Rental Potential
Swimming Pool
Terrace
With Land/Garden

Common

Bedrooms:	13
Bathrooms:	7
Finished sq. ft.:	1260 sq m
Lot Size:	56300 sq m

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Yes
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.796.008
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