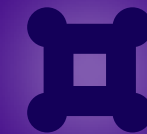




## **Pyénées Orientales**

*Superb ISMH XIth C. Fortified Château - Sea View*



**Jonathan  
Charles**



## **Pyrénées Orientales**

Total living space: 650 m<sup>2</sup>

Bedrooms: 8

Bathrooms: 8

Receptions: 6

Land: 10 ha

**Price: on application**

*Superb XIth C. renovated fortified Château, listed ISMH, set on a hilltop with 360 degree panoramic views North and East over the river valley's farms and villages, medieval ruins with a Charlemagne chapel to the south and snow capped peaks to the west. Its history involves royal family events of the Kingdom of Aragon, feudal marriages, celebrations and passionate chronicles of past centuries.*





**Grand, though not overwhelming, this château with its Romanesque arched windows, leaded glass, wrought iron gates, heraldic carvings and 14th C. well and other 14th C. additions, would suit a couple, family, relais or conference centre.**

Available fully furnished (with the exception of certain family antiques). Near the castle gate, a 15th C. chapel with fabulous Baroque altar is at the disposal of the castle owner but maintained by the village. It has fine acoustics for concerts and seats 150.

The interior living space of over 7,000 square feet (650 sq.m.), (plus terraces, stairs & baths) includes 8 bedrooms and 8 1/2 baths. Two of these with their baths easily form a separate servant/guest or rental apartment. For entertaining there are 4 rooms & the 3 donjons, 2 studies, 4 terraces & courtyard. The garden/pool level has 4 areas.

Handsome wrought iron gates into the courtyard with its powder room on one side and the guest apartment on the other. The barrel vaulted entry hall is actually an 11th C. donjon with two doorways. One leads down 6 stone steps past two ancient portals into the Salle d'Armes, now a cinema/conference/exercise space. The medieval horses ramp with corbelled ceiling forms part of this donjon.





Then, solid wooden steps go down further to the Oubliette - the lowest donjon, once a place for storage of prisoners or food, now a service facility for the pool with kitchen/bar/grill and changing room/shower and bath. It becomes a ballroom with glass floor, fibre optic lights and Bose surround sound. A door from the entry Donjon leads to a lavish marble circular staircase. Utility/Laundry room and wine cellar to the left. Above the Salle Capitulaire is a 2 storey cathedral ceilinged room with access to a terrace and to the Guest Wing. Beyond the Dining room is a beamed kitchen with American Appliances and a Music Room with stairs to a bedroom. the 6th Arched door of the dining room gives access to a short passage to the Grand Salon, a huge room with beamed ceiling, baronial fireplace and large window seat set into 10 foot thick walls. Both the two bed Master suite and the Study are accessed from the Salon. The marble staircase continues to the top floor. To the left is an ensuite bedroom and beyond, a spacious library with fireplace, walk in storage cupboards and concealed sound system. To the right at the top of the stairs is a '*salon d'été*. (summer dining room) opening to a walled terrace with fountain. Exterior stone stairs lead to a tiled roof top floodlit at night. There is space for an elevator/dumb waiter and 4 additional bedrooms to be created with modest adaptatons of masonry.



There is high security with internal motion detectors and external video surveillance.

Under floor electric heating. Thick stone walls maintain a pleasant temperature in summer.

Exquisite gardens with in-ground sprinklers, cascading fountain, green theatre, sunken Italian secret garden and a pergola around the ancient walls - all are dramatically lit at night by spotlights and in-ground projectors.

A jade coloured oversized square heated pool (with exercise jet and automatic cover) is bordered by lemon trees and a Palladian "wall" of cypress with arched windows through which roses and distant mountains are seen. *(There is ample space for a tennis court using the secondary parking lot.)*

The relatively small garden is easy to maintain.

The village below boasts a butcher, grocer, post office, bus service elementary school and a seasonal outside restaurant.

The nearest town is 10 minutes away and the Chateau is 25 minutes inland of Perpignan with its airport.

Ski resorts and mediterranean beaches are within half an hour. Within 2 hours by car of Barcelona, Toulouse, Nimes and Montpellier.

Exceptional property in immaculate condition, beautifully maintained in a spectacular and peaceful setting with unrivalled views.



**Services:**

We are advised that the property is connected to mains electricity, water, and individual drainage.

**Tenure:** Freehold

**Price:** on application

**Viewing :** Viewing is strictly by prior appointment.  
Please contact Jonathan Pugh at Jonathan Charles.

**Enquiries and further details**

All enquiries in relation to the opportunity should be addressed to:

Jonathan Pugh

**Jonathan Charles**

232 Avenue Jean Rieux, 31500 Toulouse,  
France.

Tel : 00 33 (0) 531980170

Mobile: 00 33(0) 609723704

Email: [pugh@jonathancharles.fr](mailto:pugh@jonathancharles.fr)

[www.jonathancharles.fr](http://www.jonathancharles.fr)

**Disclaimer**

JONATHAN CHARLES PUGH hereby disclaims any warranty or representation with respect to the information given on this document. JONATHAN CHARLES PUGH does not guarantee the accuracy, quality, sufficiency, reliability, and reality of the information. The characteristics of the properties for sale or rent as well as its price might contain data entry errors. It might happen that a property is not available anymore at the moment of receiving this document.

**Copyright**

All the information, photos and documents are governed by French and international copyright laws.

Copies of the information, photos and documents can only be made for information purposes, and solely for a private and non-commercial use.

Exploitation, reproduction, representation, publicity, distribution, adaptation, making available, translation and/or transformation of these information, photos and documents in part or in whole without JONATHAN CHARLES PUGH's prior written consent is strictly prohibited.

The infringement of this prohibition shall be considered as a counterfeit and might lead to civil and/or criminal responsibility.

**Décharge de responsabilité**

JONATHAN CHARLES PUGH SARL ne saurait être responsable quant à l'exactitude, la qualité, l'exhaustivité, la fiabilité ou l'actualité des informations mentionnées sur ce document. Les caractéristiques des biens à vendre ou à louer ainsi que leur prix, bien qu'ils font l'objet d'une attention particulière, sont donnés sous réserve d'erreurs de saisie ou de disponibilité au moment de recevoir ce document.

**Droits d'auteur**

Toutes les informations, toutes les photos et tous les documents sont protégés par les législations françaises et internationales sur les droits d'auteur et les droits voisins des droits d'auteur. Vous pouvez uniquement faire des copies des informations, photos et documents à titre d'information et à des fins non-commerciales et privées.

Sauf autorisation écrite préalable de la part de JONATHAN CHARLES PUGH, vous ne pouvez procéder à aucune exploitation, reproduction, représentation, publication, distribution, adaptation, mise à disposition, traduction et/ou transformation partielle ou intégrale des informations, photos et documents.

Le non-respect de cette interdiction constitue une contrefaçon susceptible d'engager la responsabilité civile et/ou pénale du contrefacteur.

