



## Exceptional In The Heart Of The Vineyards : Experience Life In A Chateau With This Charming Flat



### Information de l'agent

Nom:	Freddy Rueda
Nom de compagnie:	Freddy Rueda Sarl
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Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 456,758.99

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Capestang
Indicatif régional:	34310
Soumis:	29/06/2026

#### Description:

Located less than 5 minutes from Capestang, 20 minutes from Beziers and 20 minutes from Narbonne, 15 minutes from the motorway and 25/30 minutes from the beaches.

Discover a unique lifestyle in this renowned chateau, a 19th-century gem where historical prestige meets the relaxed luxury of an exceptional wine estate. We are offering you a rare opportunity: a charming flat (70 m2) nestled in the attic of the chateau. Combining the charm of the old - with its exposed beams and panoramic views of the vineyards and the Pyrenees - with the most contemporary comforts, this private cocoon is an invitation to serenity. Becoming an owner here is much more than just acquiring a property; it is gaining access to a range of exclusive services: relaxation (heated infinity pool, landscaped gardens, mini farm and tennis court), the art of living (gourmet restaurant in the former wine cellar and private tastings) and serenity (concierge services and turnkey rental management). Seize the opportunity to live in history. Your luxury retreat awaits you under the roofs of the Chateau.

#### Second floor of the castle:

Entrance hall leading to living room/kitchen of 36 m2 (with wall and base units, electric oven, hob,



extractor hood, fridge, microwave) with laundry area + bedroom of 15 en suite with walk-in shower, washbasin and independant toilet + bedroom of 13 m2 with en-suite shower room of 4 m2 (walk-in shower, washbasin, toilet).

Extras = Centraclised reversible air conditioning + sold fully furnished + chateau concierge service for seasonal rentals + estimated amount of annual energy consumption for standard use: between 600 Euros and 870 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + minimum annual net rental income 15 000 Euros + heated infinity pool + gourmet restaurant + tennis courts + superb wooded grounds + numerous terraces with splendid views over the vineyards + mini farm + separate spa.

Price = 399.000 Euros

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](http://georisques.gouv.fr)

Property Id : 87125  
Property Size: 70 m2  
Bedrooms: 2  
Bathrooms: 2  
Reference: QC425000EE

### Other Features

Courtyard  
Immediately Habitable  
Latest properties  
Outside space  
Prestige  
Swimming Pool  
With Land/Garden

### Commun

Chambres: 2  
Salle de bains: 2  
Pied carré fini: 70 m<sup>2</sup>

### Building details

Outdoor Amenities: Pool

### Rental details

Furnished: Oui



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX8.655.306

