



## Sublime 18th Century Chateau With 3 Independent Residences And Outbuildings On A Plot Of 12061 M2 With Landscaped Park. A Must See



### Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,114,813.69

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Béziers
Irányítószám:	34500
Feladta:	2026. 03. 30.

### Leírás:

Nestled in the heart of the vineyards, located 5 minutes from Cazedarnes and Puisserguier, 25 minutes from Beziers and 30 minutes from the beaches !

Unique ! Sublime 18th-century chateau, entirely restored over the years, having preserved all its splendour as well as its original features ! Combining comfort, character and grand volumes ! This remarkable property comprises 3 fully independent residences : main residence of 386 m2, residence 2 of 116 m2, and an independent gite of 217 m2 (they all could be reconnected if desired). In addition, there is a 200 m2 outbuilding/garage (over 2 levels) which can be renovated according to one's wishes and requirements. The entire estate offers 12061 m2 of grounds, including a magnificent landscaped park to the front of the chateau, an olive grove beyond the park (ideal for parking), plus a shared courtyard at the rear of 1470 m2 (currently used for parking with the 4 other co-owners of the chateau's annex residences). A true haven of peace in the heart of the vineyards, steeped in history, offering immense potential and a wealth of possibilities (ideal for events, guest rooms, seasonal rentals:). A must-see without delay !



Main residence of 386 m<sup>2</sup> (left wing of the chateau)

Ground = Living room of 65.50 m<sup>2</sup> with doors opening onto the park + large kitchen of 42.59 m<sup>2</sup> (lower units, granite worktop, electric oven, extractor hood, double sink, induction hob, dishwasher, large sideboard) + entrance hall of 34.01 m<sup>2</sup> + WC/laundry room of 21 m<sup>2</sup>.

1st = Grand hall of 50 m<sup>2</sup> with lift + master suite of 35.50 m<sup>2</sup> with bedroom of 25.50 m<sup>2</sup> and en-suite shower room of 10 m<sup>2</sup> (double washbasin, shower, WC) + bedroom of 23.50 m<sup>2</sup> + shower room of 9 m<sup>2</sup> + WC of 3 m<sup>2</sup> + bedroom of 25.20 m<sup>2</sup> + bedroom of 21.60 m<sup>2</sup> + library of 24 m<sup>2</sup> with magnificent Eiffel-style staircase and an artist's studio on the 1st floor of 34 m<sup>2</sup> (magnificent view over the park).

Magnificent central archway of 34 m<sup>2</sup> separating the two residences.

Residence 2 of 116 m<sup>2</sup> (right wing of the chateau)

Ground = Hall of 16 m<sup>2</sup> with magnificent original stone staircase + living room of 32 m<sup>2</sup> + kitchen of 32 m<sup>2</sup> + WC/laundry room of 4 m<sup>2</sup>.

1st = Bedroom of 33 m<sup>2</sup> (space allocated for shower and WC, to be completed) + bedroom of 28 m<sup>2</sup> (space allocated for shower and WC, to be completed).

Fully independent gite of 217 m<sup>2</sup>

Ground = Hall of 24 m<sup>2</sup> with magnificent stone staircase + WC of 4.70 m<sup>2</sup> + library of 14 m<sup>2</sup> + living room of 42.50 m<sup>2</sup> + fully equipped kitchen of 30.40 m<sup>2</sup>.

1st = Hall of 15 m<sup>2</sup> + bedroom of 24.46 m<sup>2</sup> + bedroom of 24 m<sup>2</sup> + bedroom of 21.30 m<sup>2</sup> + shower room of 16 m<sup>2</sup> (shower and WC).

Outbuilding/garage of 200 m<sup>2</sup> (over 2 levels) to be renovated according to one's wishes and requirements.

Exterior = A total of 12061 m<sup>2</sup> of grounds including a magnificent landscaped park to the front of the chateau + an olive grove outside the park (ideal for parking) + a shared courtyard of 1470 m<sup>2</sup> at the rear of the chateau.

Additional features = Double glazing + wooden shutters + period porcelain switches + character (original staircase, marble fireplace, cement tile floors:) + geothermal underfloor heating system (canadian well) + electric heating + organic vineyards surrounding the chateau + magnificent ceiling height of over 3.50m + lift in the main residence + spring water and water from the Bas Rhone with filtration system + alarm + 2 septic tanks (compliant) with drainage field + estimated amount of annual energy consumption for standard use: between 5511 Euros and 7455 Euros per year (chateau) and 2829 Euros and 3827 Euros a year (cottage). Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 6475 Euros.

Price = 950.000 Euros (UNIQUE !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at



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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 : 81874  
Property Size: 719 m<sup>2</sup>  
Property Lot Size: 12,061 m<sup>2</sup>  
Bedrooms: 9  
Bathrooms: 3  
Reference: PB950000E

### Other Features

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

### Gyakori

Hálósobák:	9
Fürdőszobák:	3
Kész négyzetméter:	719 nm
Telekméret:	12061 nm

### Utility details

Heating:	Yes
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX8.294.399
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