



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



### Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (467) 363-428
Languages:	English, French
Sito web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,114,813.69

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Béziers
Cap:	34500
Pubblicato:	30/03/2026

### Descrizione:

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



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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 !)



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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 : 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

### **Comune**

Camere da letto:	9
Bagni:	3
Finito piedi quadrati:	719 mq
Dimensione del lotto:	12061 mq

### **Utility details**

Heating:	Si
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX8.294.399
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