



## Experience Life in A Chateau in The Heart Of The Vineyards



### Agent Info

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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 484,562.68

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Capestang
Postcode:	34310
Geplaatst:	31-03-2026
Omschrijving:	

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 apartment (70 m<sup>2</sup>) nestled in the attic of the chateau. Combining the charm of character, 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.

- Location: 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.

- Second floor of the castle:



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Entrance hall leading to living room / kitchen of 36 m<sup>2</sup> (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 independent toilet, bedroom of 13 m<sup>2</sup> with en-suite shower room of 4 m<sup>2</sup> (walk-in shower, washbasin, toilet).

- Extras: Centralised 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.

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.

#### Other Features

Property Size: 70 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Rental Potential

Swimming Pool

With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular



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towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Algemeen**

Slaapkamers: 2  
Badkamers: 2

## **Building details**

Outdoor Amenities: Pool

## **Rental details**

Furnished: Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.294.664



IMLIX

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