



## 18th Century Chateau With 3 Independent Residences



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 1,084,042.8

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Béziers
ZIP code:	34500
Posted:	Mar 31, 2026

### Description:

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 guest 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.



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- Location: Nestled in the heart of the vineyards, located 5 minutes from Cazedarnes and Puisserguier, 25 minutes from Beziers and 30 minutes from the beaches.

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

- Ground floor: 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 floor: 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 ensuite 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 floor: 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 floor: 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 Guest 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 floor: 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.



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: 950 m<sup>2</sup>

Property Lot Size: 12,061 m<sup>2</sup>

Bedrooms: 9

Bathrooms: 3

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

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 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)

## **Common**

Bedrooms:	9
Bathrooms:	3
Lot Size:	12061 sq m

## **Utility details**

Heating:	Yes
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX8.294.551
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