



## 25 room, 1000m2 Castle for sale in Lezignan la cebe - 1 090 000 € \*



### Info Agente

Nombre:	Patrick Gibbins
Nombre empresa:	Artaxa Immo Sarl
País:	Francia
Experiencia since:	2008
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	
Languages:	French
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 1,090,000

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	34120
Publicado:	17/02/2025

### Descripción:

This early 17th-century chateau near Pezenas in southern France is a remarkable opportunity to own a piece of history. Nestled within 5,700m2 of grounds, the property offers a unique blend of natural beauty and historical significance, featuring ancient trees and panoramic views over the surrounding vineyards.

The chateau itself boasts an impressive 1,000m2 of habitable space, though it requires restoration to fully realize its potential. The architecture is a testament to its medieval origins, with traditional stone walls, arched windows, and original elements that add to its charm and character. It comprises a central building supported by four round towers. While the structure is sound and habitable, the interiors will need modernizing to meet contemporary living standards.

This includes updating the living spaces to ensure comfort while preserving historical features such as fireplaces, exposed beams, and stone floors. Essential systems like plumbing, electrical wiring, heating, and insulation also require modernization.

The existing pool, which offers a serene spot for relaxation, is also in need of restoration. The extensive gardens provide a tranquil escape and enhance the chateau's appeal, offering ample space for outdoor activities or events.



Given its age and heritage, the chateau is subject to regulations that protect its architectural integrity. Any restoration work will need to respect these guidelines to preserve the chateau's historical character.

Once restored, the property has the potential to serve as a luxurious private residence, a boutique hotel, or a stunning venue for events, taking advantage of the region's rich tourism industry. This chateau represents a unique investment opportunity to create a truly special destination in the heart of southern France.

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The property is divided up into 10 lots, of which 9 are for sale. There is a copropietate in place for the shared entrance area only. The gardens, including the pool and courtyard are privately owned and included in this sale and not overlooked.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### **Común**

Dormitorios:	15
Pies cuadrados terminados:	1000 m2
Tamaño del lote:	5700 m2

### **Room details**

Total rooms:	25
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### **Utility details**

Heating:	Sí
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### **Building details**

Outdoor Amenities:	Pool
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.655.618
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