



Castle 15 bedroom(s) for sale



Agent Info

Naam:	Patrick Gibbins
Bedrijfsnaam:	Artaxa Immo Sarl
Mistlampen:	France
Experience since:	2008
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	
Languages:	French
Website:	

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 1,090,000

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Lezignan-la-Cebe
Postcode:	34120
Geplaatst:	16-09-2024

Omschrijving:

*This early 17th-century chateau near Pezenas in the south of France is a remarkable opportunity to own a piece of history. Nestled in 5,700 m² of parkland, the property offers a unique blend of natural beauty and historical significance, with century-old trees and panoramic views over the surrounding vineyards. The chateau itself boasts an impressive 1,000 m² of living space, but is in need of restoration to realise its full potential. The architecture bears witness to its medieval origins, with traditional stone walls, arched windows and original features adding to its charm and character. It comprises a central building supported by four round towers. Although the structure is sound and habitable, the interiors will need to be modernised to meet contemporary living standards.

This includes modernising some of the living spaces to provide comfort while preserving historic features such as fireplaces, exposed beams and stone floors. Essential systems such as plumbing, electrical wiring and heating need to be installed or updated.

The existing swimming pool, which provides a serene place to relax, is also in need of restoration. The extensive gardens provide a tranquil escape and enhance the appeal of the chateau, offering ample space for outdoor activities or events.

Given its age and heritage, the castle is subject to regulations that protect its architectural integrity. Restoration work will have to comply with these guidelines in order to preserve the historic character of the chateau.

Once restored, the property could be used as a luxurious private residence, a charming hotel or an



exceptional events venue, taking advantage of the region's rich tourist industry. The chateau has already been designed into apartments as there are 3 independent staircases and the plans have the building divided into apartments. This chateau represents a unique investment opportunity to create a truly special destination in the heart of the South of France.

The property is divided into 10 lots, 9 of which are for sale. There is a shared entrance in place for the communal entrance only. The gardens, including the swimming pool and courtyard, are privately owned and included in this sale. For further photos and the plans, contact me.

A fantastic investment opportunity, come and live the dream!

Legal Mentions (in French) : Honoraires a la charge du vendeur.

Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques : www.georisques.gouv.fr .

Gebouwd: 1600

Algemeen

Slaapkamers: 15
Badkamers: 10
1/2 baths: 10
Afgewerkte vierkante meter: 1000 m²
Lot Afmeting: 5724 m²

Room details

Total rooms: 25

Utility details

Heating: Ja

Building details

Number of Off Road Parking: 3
Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.072.086



IMLIX

IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

