



## Castle 15 bedroom(s) for sale



### Emlakçı Bilgisi

İsim:	Patrick Gibbins
Şirket Adı:	Artaxa Immo Sarl
Ülke:	France
Experience since:	2008
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	
Languages:	French
Web sitesi:	

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 1,090,000

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Lezignan-la-Cebe
Posta kodu:	34120
Yayınlandı:	16.09.2024
Açıklama:	

\*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](http://www.georisques.gouv.fr) .

Yıl: 1600

## Genel Bilgiler

Yatak odası: 15  
Banyo: 10  
1/2 baths: 10  
Bitmiş metrekare: 1000 m2  
Arazi Büyüklüğü: 5724 m2

## Room details

Total rooms: 25

## Utility details

Heating: Evet

## Building details

Number of Off Road Parking: 3  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.072.086



IMLIX

IMLIX Gayrimenkul Pazarı

<https://www.imlix.com/tr/>

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