LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL FULLY RESTORED CHÂTEAU WITH ADJOINING VILLAGE HOUSE – SUCCESSFUL BOUTIQUE B&B NEAR LODÈVE & A75.

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EXCEPTIONAL FULLY RESTORED CHÂTEAU WITH ADJOINING VILLAGE HOUSE – SUCCESSFUL BOUTIQUE B&B NEAR LO...





PROPERTY FACT FILE

REFERENCE	A42194RAB34
PRICE	€ 1,455,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	8
ACCOMMODATION	506 m²
LAND	803 m²
TOWN	Lodève
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- Fully restored Chateau and adjoining village house
- Currently run as a successful B&B
- Beautiful historic property in stunning location
- Independent owners' accomodation
- Beautiful setting with panoramic views

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Dating from the 17th century, this beautifully restored château offers approximately 396m² of refined living space and an outstanding lifestyle and business opportunity. Meticulously renovated to an exceptional standard, seamlessly blending authentic period features with contemporary comfort and elegance, it is currently run as a



DESCRIPTION

Beautiful, fully renovated 17th Century Chateau and independent house with spectacular views close to the town of Lodeve, Currently run as a successful bespoke Bed and Breakfast it can equally well lend itself to private accommodation.

The château offers six beautifully presented en-suite bedrooms or suites, all enjoying stunning views, together with an independent apartment ideal for owner's accommodation or rental. The property is set within landscaped gardens of about 350m2 featuring a bespoke heated swimming pool, sun terraces, a covered dining terrace, garage, and an impressive reception and dining space.



The main residence is entered via a spectacular triple-height entrance hall with an elegant stone staircase. A few steps lead to the independent apartment, comprising a cosy living room with wood-burning stove, a fully fitted kitchen opening onto a south-facing terrace with panoramic views, and a double bedroom with en-suite shower room. This space is currently let as a gîte.

Two large cellars house laundry facilities and a workshop, while a magnificent stone-vaulted cellar with street access adds further character. The upper floors accommodate the six en-suite guest bedrooms, finished with understated elegance that highlights exposed stone walls, beams, and traditional tiled floors. One first-floor suite enjoys direct access to the garden and pool area. The Chateau is sold with some furniture.

From the garden, double French doors open into the converted barn, L...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42194RAB34

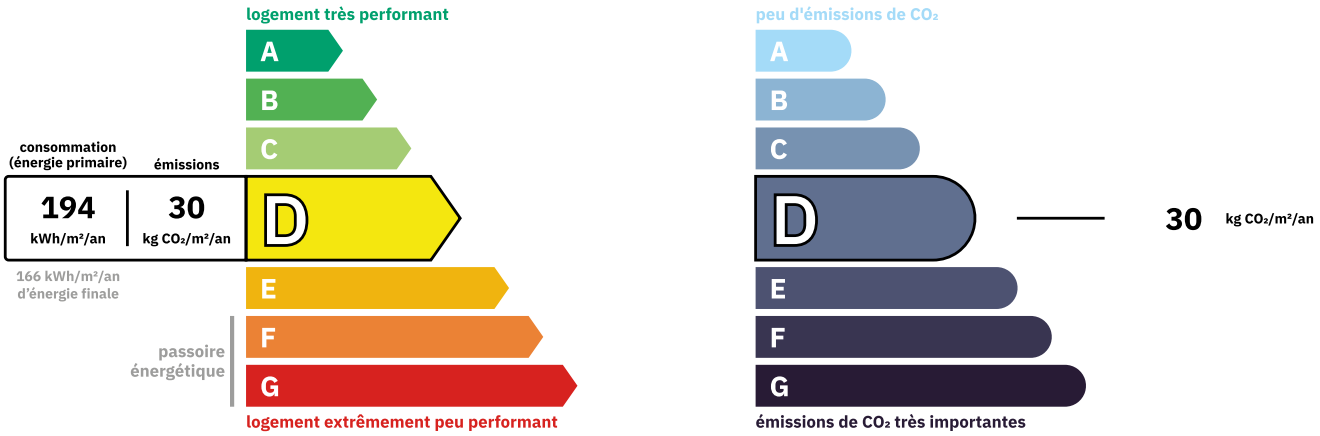
COMPLETE FILE AND PHOTO ON REQUEST

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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 7419 € and 10037€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A42194RAB34

FILE COMPLETE AND PHOTOS ON REQUEST

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/