LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42194RAB34 Price: 1 455 000 EUR

agency fees to be paid by the seller

Exceptional fully restored Château with adjoining village house – Successful Boutique B&B near Lodève & A75.

EXCLUSIVE















INFORMATION

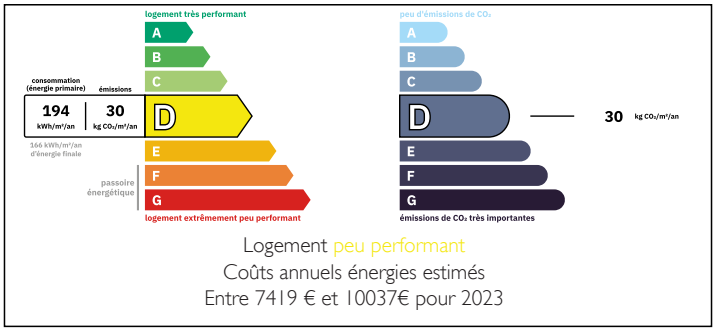
Town:	Lodève
Department:	Hérault
Bed:	10
Bath:	8
Floor:	506 m2
Plot Size:	803 m2

IN BRIEF

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 successful boutique bed and breakfast. The adjoining village house with 110m2 of living space has been recently renovated to an equally high standard and offers private owners' accommodation or further rental potential.

Ideally located in the heart of the charming village of Olmet, the château enjoys breathtaking views over the Parc Naturel du Haut-Languedoc, just five minutes from the market town of Lodève and the A75 motorway, providing easy access to Montpellier and Béziers.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 7419 € et 10037€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière: **4520 EUR**

NOTES

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, La Grange, an outstanding reception space with high beamed ceilings, travertine floors, pellet burner, contemporary kitchen with marble island, and WC—ideal for guest dining,...