LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45740CYV34 Price: 950 000 EUR

agency fees to be paid by the seller

Remarkable Château Estate | Roman & Templar Site | Near Béziers & Narbonne















INFORMATION

Town:	Puisserguier
Department:	Hérault
Bed:	9
Bath:	3
Floor:	768 m2
Plot Size:	9686 m2

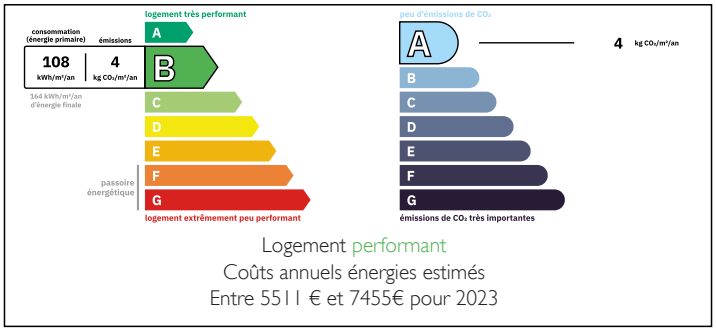
IN BRIEF

Some properties are beautiful. Some are historic. Very few tell more than 2,400 years of history. Set among vineyards near Puisserguier, this remarkable estate offers approximately 768 m² of living space on the site of a former Roman fort, later associated with the Knights Templars, the Canal du Midi and renowned artist Gustave Fayet. The property forms part of a historic U-shaped château ensemble arranged around a shared courtyard.

The sale includes the entire lower wing of the château together with one of the adjoining houses, while three neighbouring houses around the courtyard are under separate ownership. Grand reception rooms, multiple bedrooms, independent guest accommodation, a lift, geothermal heating, parkland, olive grove and beautiful vineyard views create a truly exceptional residence just 20 minutes from Béziers and 30 minutes from Narbonne.

The château is currently vacant. Some images have been virtually staged to illustrate the potential of the rooms.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 5511 € et 7455€ 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.







LOCAL TAXES

Taxe foncière:	**5500 EUR**

NOTES

DESCRIPTION

Built around 1870 on a site whose history stretches back more than 2,400 years, this extraordinary estate is nestled among vineyards and rolling hills near Puisserguier. A Roman fort is believed to have stood here as early as 400 BC. During the Middle Ages, the site became home to a Templar hospital, while the pilgrimage route to Santiago de Compostela still passes through the estate today.

In the early 20th century, the present château became the summer residence of Gustave Fayet, the renowned artist, collector and patron whose influence on the cultural life of southern France remains significant today. One of his close friends, the sculptor Louis Paul, also left his mark on the property through a sculpture that can still be admired within the estate. The property was later owned by the family behind the famous Abbaye de Fontfroide.

Today, this remarkable estate offers approximately 768 m² of living space, combining château grandeur, modern comfort, income potential and one of the most fascinating historical settings in southern France.

THE SETTING

As you approach the château, the first thing that captures your attention is the elegant façade, dominated by its central tower and framed by mature trees that have watched over the estate for generations.

The grounds in front of the château form a private park with centuries-old trees, a fountain, open lawns and beautiful views across vineyards and distant hills.

Beyond the château lies an olive grove, included in the sale, adding further character to the estate.

The property forms part of a remarkable historic...