



Splendid Château with Houses And Pool,

€1,650,000

34500, Béziers, Hérault, Occitanie

Ref: M1650000E

* For Sale * 9 Beds * 5 Baths * 1500m2

A splendid, romantic, gated **Château** of 1500 m2 with round tower, with grounds of more than 8 hectares, two further independent houses, two apartments (own-door access), private owner's quarters and more

- Swimming Pool
- On or next to a golf course
- Gîtes
- 45 minutes Carcassonne (airport)
- 50 minutes Albi.
- Airports in Carcassonne Toulouse Montpellier and Perpignan
- Railways
- Sailing and Beach not far
- Golf in area
- Tennis locally
- Wine Region

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French Entrée 

Property Description

A splendid, romantic, gated castle of 1500 m² with round tower, largely furnished, with grounds of more than 8 hectares, two further independent houses, two apartments (own-door access), private owner's quarters, domestic quarters, garages, outhouses, swimming pool, and views of the mountains.

In the Haut Languedoc National Park, at the foot of the Black Mountains in the Midi-Pyrenees, near Mazamet and golf, 45 minutes Carcassonne (airport), 50 minutes Albi.

A splendid, romantic, gated **Château** 1500 m² with round tower, largely furnished, with grounds of more than 8 hectares, two further independent houses, two apartments (own-door access), private owner's quarters, domestic quarters, garages, outhouses, swimming pool, and views of the mountains. This exceptional castle dating from the 16th, 17th and 18th centuries, nestled into the village, was completely renovated in 1990 (including roof, electricity, plumbing, and restoration of period paintings). The renovation and restoration is in keeping with the authentic character and with the period and is sympathetic to the original features. Many of the original details are preserved including 18th century frescos, beautiful stone double-flight staircase, ornate plasterwork, ceiling roses, architraves, cornices, wrought iron-work, parquet floors, marble fireplaces, original windows and tiling.

The castle comprises 9 spacious bedrooms, each with ensuite bathroom, grand reception hall, salon, dining room, great entrance hallway, grand gallery, professional kitchen and private quarters for the owner to include its reception rooms, bedrooms and kitchen. Run recently as a luxury boutique hotel and restaurant, now a private home, the chateau would transition into a luxurious but charming hotel, a backdrop for cultural events, retreats, weddings or a luxury private home. The apartments and houses would make further domestic quarters in addition to those in the main castle, or excellent rental revenue.

Chateau

Entrance hall of 53.69 m² (6.7 m height, beautiful, ornate, double-flight staircase with wrought iron detailing, marble fountain, decorative chandelier, access to cellars, access to rear courtyard with pool, access to west wing and to east wing).

West Wing = Library of 38.36 m² (fireplace, access to upper floors and to grand gallery) + bedroom of 34.77 m² (double doors, marble fireplace) with ensuite of 6.6 m² (bath, basin, shower, WC) + grand gallery of 64.11 m² (archway with storage, access to the balcony passageway joining the east and west wings) + balcony passageway of 24.25 m² + bedroom of 36.14 m² (fireplace, wooden floors) with ensuite (WC, bath, bidet, double basin, shower) + bedroom suite of 22.84 m² (handicap access, fitted wardrobes) with ensuite of 11.23 m² (WC, shower, basin), return of 2.3 m², salon of 24.26 m² (stone chimney breast, vaulted and curved ceiling, exposed stone) and original chateau WC of 3.8 m².

East Wing = Reception of 51.55 m² (ceiling rose, ornate marbling) + grand salon of 59.85 m² (marble fireplace, parquet floor, ornate plasterwork) + small salon of 32.81 m² (heavily ornate fireplace mirror, fireplace, ceiling rose, ornate plasterwork) + dining room of 38.22 m² (marble fireplace) + butler's pantry + professional kitchen of 35.92 m² (ornate hooded original chimney breast, work island with drawers, extractor fan, gas hob, oven, fridge, professional fryer, storage) + hallway of 2.34 m² (stairs to domestic quarters, access to pool) + vegetable kitchen of 17.15 m² (storage, shelving, fridges, sink) + orangery of 45.14 m² (washer, dryer, storage, exposed beams, currently used as laundry, access to rear garden) + private kitchen of 29 m² (heavily ornate detailed mirror, ceiling rose, tiling, work units top and bottom, fridge, electric oven, microwave, sink) + private bedroom of 25.92 m² (tower, ornate plasterwork, coving, cornices) + private salon of 13.94 m² (access to over ground passageway) + private shower room of 7.29 m² (shower, basin, WC) + private bedroom of 20.08 m² (double entry doors) + private bathroom of 16.91 m² (original roll-top bath, double basin, shower, WC) + WC of 4.05 m².

2nd = Royal circular bedroom suite of 42.45 m² (forming part of the round tower, 4.5 m height, exposed decorative beams, exposed stone, 360 degree views, arched doorway) with salon of 12.59 m², ensuite (bath, shower, basin),

WC, return and hallway + bedroom of 35.38 m² (fireplace) with ensuite of 12.4 m² (bath, basin, bidet, shower, feature circular window) and WC + bedroom of 22.26 m² (exposed beams, feature circular window, Velux) with ensuite of 8.55 m² (bath, shower, basin) and WC + storage room of 16.33 m² (exposed beams) + storage room of 11.92 m² (exposed beams) + landing of 6.82 m² + hallway of 20.26 m² + convertible attic (new roof) with storage of 5.6 m², bedroom of 18.53 m² (marble fireplace), bedroom of 13.21 m², hallway of 11 m², kitchen of 10 m² (fireplace) and bathroom of 6.9 m² (WC, basin, shower, bath).

Garden level (350 m²)

Cellar A = Cellars of 29.49 m², 23.39 m² (water heater), 11.26 m² and 4.83 m² .

Cellar B = Cellars of 52.22 m², 45.78 m² and 45.4 m².

Cellar C = Former stables of 51.52 m² (original cobble floors) and boiler room (Geminox boiler 9 years old)

Cellar D = Equipped studio apartment : return of 1.7 m² + kitchen of 10.59 m² (sink, wooden work units, fridge) + hallway of 3 m² (access to cellar A) + salon of 26 m² (fireplace) + bathroom of 6.8 m² (WC, shower, basin) + bedroom of 16.9 m² (exposed beams).

House 1 (Fully independent house with beautiful stone detailing in need of refreshment)

Basement = Kitchen of 6.35 m² (sink, fridge, hotplate) + salon (open fire, access to street) + storage of 7.5 m² .

Ground = Entrance hall of 5.5 m² + shower room of 3.4 m² (basin, shower, WC) + return of 6.56 m² (stairs) + salon of 25.36 m² (fireplace) + storage of 6.43 m².

1st = Return of 1.52 m² + bedroom of 23.49 m² (Velux) + bedroom of 7.4 m² (basin).

House 2 (Fully independent house with beautiful stone detailing in need of refreshment)

Ground = Entrance hallway of 8.14 m² + bedroom of 14.55 m² + salon of 11.53 m² (insert fireplace) + kitchen of 7.66 m² (units, hot plate, sink, fridge, access to rear garden) + hallway of 2.77 m² + salon of 15.94 m² + WC of 1.12 m² + bathroom of 4 m² (basin, bath)

Attic = Accessed via doors in garden.

Apartment (own access)

Ground = Entrance of 25.72 m² (stone floors, double entry doors, stairs, access to rear, wood panelling).

1st = Landing of 2.44 m² + return of 5.1 m² + bathroom (basin, WC, shower, wooden floor, views) + bedroom of 20 m² + storage of 13.38 m² (under eaves).

Garage of 62.31 m² (large double doors front and rear).

Exterior

Front courtyard = Internal front courtyard of 170 m² with balcony passageway overhead (linked terrace passageway connecting the chateau wings) + gated entrance driveway and parking (water feature) + rear parking + independent houses, apartments and garage.

Rear gated courtyard = Enclosed terrace with 17x5m swimming pool (feature fountains), water feature including a stream under glass ('Caniv'eau'), access to gardens + pool house + cabins (WC, telephone).

Garden = 8.4 hectares of parkland and French topiary garden, faithful to the style of 'Le Notre' with a quartet of waterfalls and lit fountains at night, small stream leading to pool-side.

Sundry = Roof redone (2008) + mains drains + pool + well + fuel and electric central heating + fire inserts + original features (beams, marble fireplaces, tiles, ornate plasterwork) + gated access + alarm/video security + good structural state + windows redone (2200 glass panes) + property tax around 3800€ + part furniture and contents included + not in flood zone.

Alistair Lockhart. Property Director, FrenchEntrée " Absolutely Fabulous property"

Gallery

