LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# CHARMING COUNTRYSIDE ESTATE WITH OUTBUILDINGS ON 11 HECTARES OF ENCLOSED GROUNDS, JUST 20 KM FROM THE COAST

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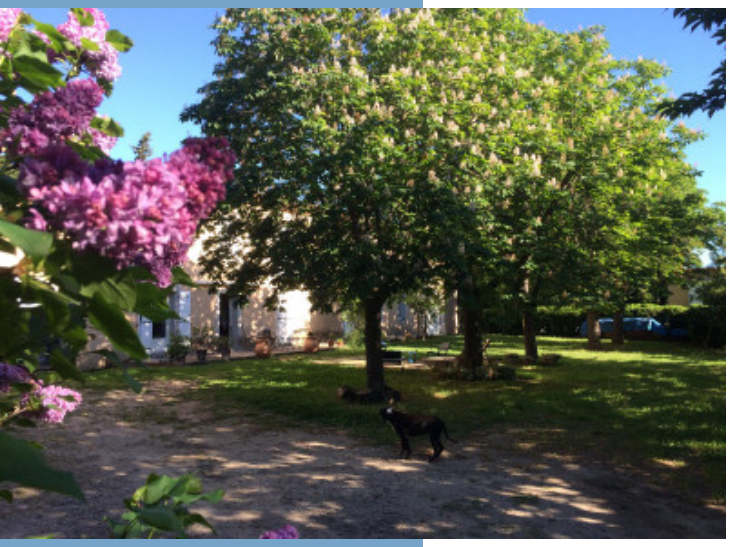
## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A41005GUB34 |
| PRICE | € 890,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 11 |
| BATHROOM | 4 |
| ACCOMMODATION | 396 m² |
| LAND | 110000 m² |
| TOWN | Maureilhan |
| DEPARTMENT | |
| LOCATION | Isolated |
| TYPE | Maison de Vacances, Bed and Breakfast, House |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Private drainage, Garage |

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





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- In excellent condition, no work required
- Outstanding development potential
- Close to amenities
- Ideally located near the coast
- Airports and motorways nearby

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Location

Just 15 minutes from Béziers and 20 minutes from the Mediterranean beaches, discover this authentic agricultural estate ideally located near Capestang.

# DESCRIPTION

A Property of Distinction

Nestled within over 11 hectares of fully enclosed grounds, this charming estate offers peace, privacy, and character. The property features three independent dwellings with a total living area of approximately 392 m², ideal for family living, guest accommodation, or staff housing.



Main Residence (approx. 270 m²)

This elegant home comprises 15 rooms and offers generous, light-filled spaces.
Ground floor: an air-conditioned master suite with dressing room and bathroom, pantry, spacious kitchen and dining area, cozy living room, and a bright 40 m² veranda opening onto the garden. Two large garages (45 m² each) complete this level.
First floor: six comfortable bedrooms and a shower room.
Comfort features: underfloor heating, wood-burning stove, and electric radiators upstairs.

Caretaker's Cottage (approx. 58 m²)

A charming independent house comprising a living room, two bedrooms, and a shower room, with a double garage attached.
Heating is provided by reversible air conditioning.
Adjoining the cottage is a 133 m² outbuilding, as well as former staff quarters on the upper floor (approx. 95 m²) awaiting renovation—offering excellent potential for additional living space or guest accommodation.



Guest House (approx. 68 m²)

This charming guest residence offers a living room with open-plan kitchen, two bedrooms, and a shower room, as well as an independent studio on the garden level—ideal for visiting friends or seasonal rentals.
Heating i...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41005GUB34

COMPLETE FILE AND PHOTO ON REQUEST

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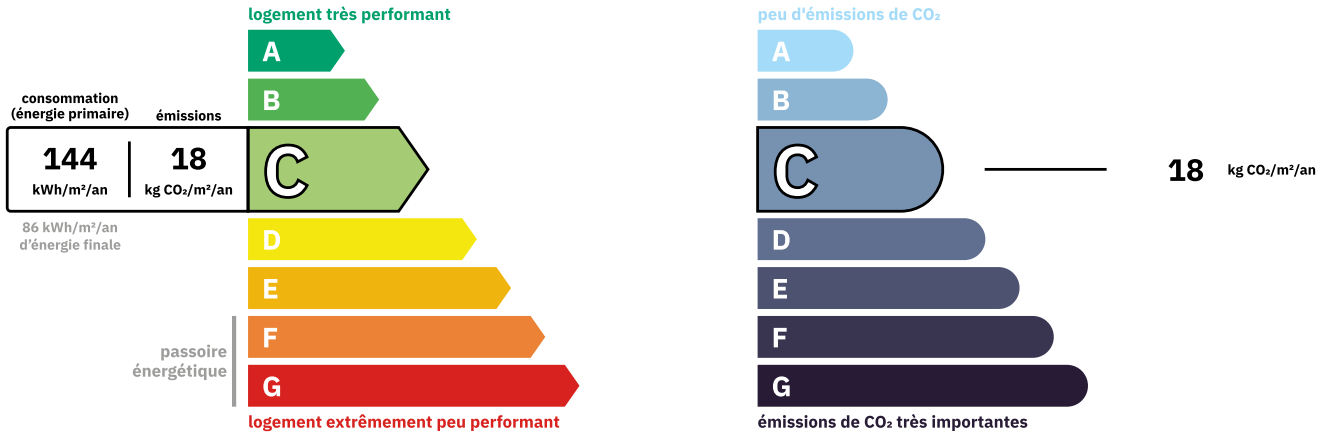
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Moderatly efficient
Estimated annual energy costs
between 900 € and 1270€ for 2021

# 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 :A41005GUB34
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