LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A05621 Price: 1 175 000 EUR

agency fees to be paid by the seller

Beautiful 6 bed/bath Chateau with separate apartment close to Lodeve. Currently run as a boutique B&B.

EXCLUSIVE















INFORMATION

Town:	Lodève
Department:	Hérault
Bed:	6
Bath:	6
Floor:	396 m2
Plot Size:	803 m2

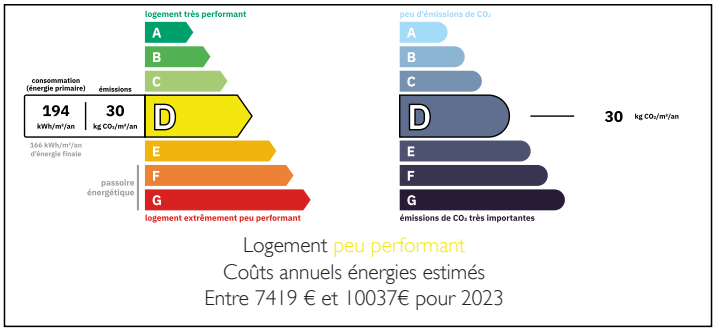
IN BRIEF

Dating from the 17th century, this exceptional château offers approximately 396 m² of refined living space and an outstanding lifestyle opportunity. Meticulously renovated by the current owners, the property has been restored to an exceptional standard, seamlessly blending authentic period features with contemporary comfort and elegance.

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

Currently operated as a successful bed and breakfast, the property comprises six en-suite suites or bedrooms, together with an independent apartment. It would equally serve as a magnificent private family residence. Set within pretty gardens the property features a bespoke heated swimming pool, covered terrace, garage and an impressive reception space with adjoining kitchen.

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:	**4091 EUR**

NOTES

DESCRIPTION

Beautiful, fully renovated 17th Century Chateau 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 accomodation.

The main residence is entered via a spectacular triple-height entrance hall, where an elegant stone staircase ascends to the bedroom levels on the second and third floors. From the entrance hall, a few steps lead to the independent apartment, which comprises a cosy living room with wood-burning stove, a fully fitted kitchen opening onto a south-facing terrace, and truly panoramic views—an exceptional setting for al fresco dining. The apartment also includes a double bedroom with en-suite shower room and is currently rented as a gîte, though it would make ideal private owner's accommodation.

On the opposite side of the entrance hall are two large cellars housing the laundry facilities and a workshop. A further doorway leads to a magnificent stone-vaulted cellar with direct access to the street below.

The first and second floors accommodate six beautifully presented en-suite bedrooms or suites, each enjoying stunning views and private bath or shower rooms. The interiors have been finished with understated yet elegant taste, enhancing the property's exposed stone walls, wooden beams, and traditional tiled floors.
One of the first-floor suites offers direct access to the beautifully landscaped gravelled garden and pool area of about 350m2, planted with shrubs, flowers, and mature olive trees. The bespoke heated swimming pool is surrounded by private sun terraces, while a covered terrace provides a welcoming shaded area for dining and relaxation.
The extensive garage, topped with solar panels, can accommodate up to three vehicles. From the...