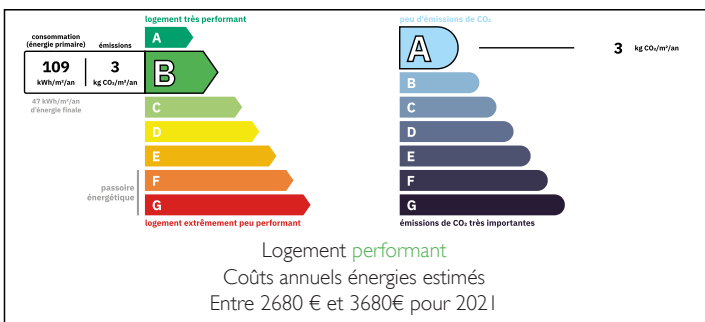


CAPESTANG-Stunning 4-bed Barn Conversion. Pool, 3-bed Gîte, Office & Parking. Walk to restaurants and shops



## ENERGY - DPE



## INFORMATION

Town:	Capestang
Department:	Hérault
Bed:	7
Bath:	4
Floor:	325 m <sup>2</sup>
Plot Size:	1050 m <sup>2</sup>

## IN BRIEF

In the vibrant heart of Capestang, this 4-bed character barn conversion with pool, gîte, and separate office/studio, set on approximately 1,000 m<sup>2</sup> grounds, offers a rare chance to truly immerse yourself in the South of France lifestyle. Just a short walk from the iconic Canal du Midi, it enjoys a truly stunning setting for waterside strolls and cycling.

A lively, year-round village, Capestang is known for its weekly market, cafés, and relaxed outdoor living and entertaining. Ideally located between vineyards and the Mediterranean, with easy car and bus access to Béziers and beaches. Narbonne, Carcassonne and airports within easy reach, it's an excellent base for both holidays and permanent living.

Opportunities like this, combining location, lifestyle, and year-round village charm, are increasingly rare—viewing is essential to fully appreciate it.

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.



## DESCRIPTION

Past the striking stone façade through the arched gazed door, you find yourself in an open-plan space that combines the kitchen space to the left, with the dining area, the freestanding fireplace and the salon creating points of interest throughout the rest of this beautiful area, that features There is also a guest toilet at the rear of this space.

Still at the front of the property is the master bedroom ensuite, with direct access to the outside terrace and pool, while the rear of the property has the remaining three bedrooms and two bathrooms. The ground floor is airconditioned and also features underfloor heating for winter comfort The first floor is a wide open space, perfect for storage or for further conversion.

The 3-bedroom attached caretaker's cottage is also a perfect guest or holiday rental property. There are also extra rooms here that would be ideal as an office space and workroom.

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

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES