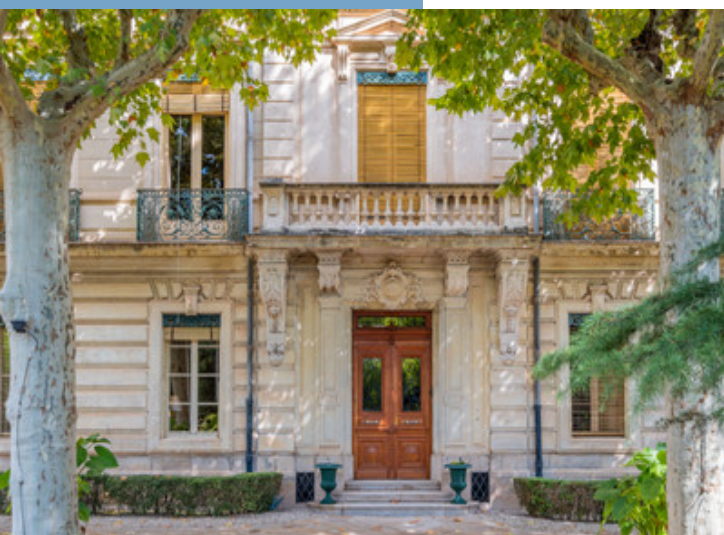
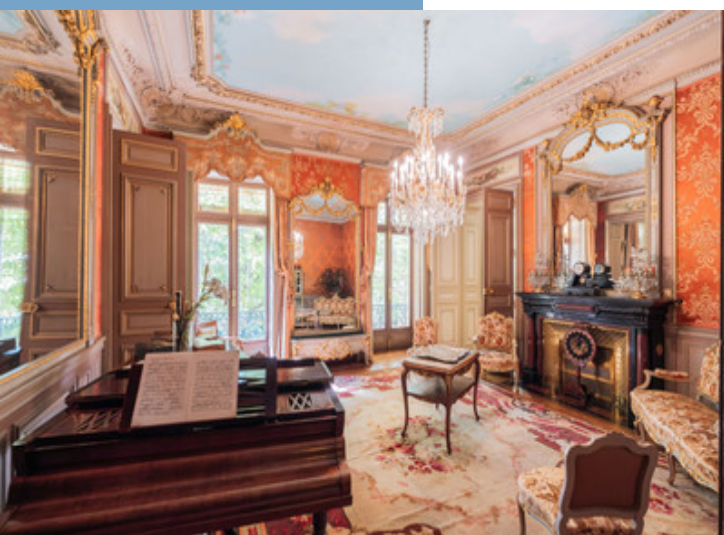




BEAUTIFUL, PRESTIGIOUS LISTED PROPERTY WITH  
GARDEN INCLUDING 11 RENTAL PROPERTIES,  
HÉRAULT, SOUTH OF FRANCE



BEAUTIFUL, PRESTIGIOUS  
LISTED PROPERTY WITH  
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RENTAL PROPERTIES,  
HÉRAULT, SOUTH O...



PROPERTY FACT FILE	
REFERENCE	A31918RAB34
PRICE	€ 1,490,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	3
ACCOMMODATION	1243 m²
LAND	1000 m²
TOWN	Bédarieux
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home, Manoir
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Historic property
- Very well maintained in the original style
- Garden of more than 1000m<sup>2</sup>
- Good revenue potential
- Light

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HÉRAULT, SOUTH O...

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Discover this magnificent manoir in the heart of the Hérault region, unique in its architecture, style and history. Designed by the famous Montpellier architect Léopold Carlier between 1892 and 1893, you will be seduced by its perfectly preserved period details.

## DESCRIPTION

On the ground floor, the private residence has a magnificent entrance hall with a mosaic floor and an imposing staircase dominated by large stained glass windows. There is also an orangery used as a summer kitchen/living room and a large study. Another area is reserved for functional spaces such as the garage. On the first floor, a wide corridor separates the rooms overlooking the garden: 2 sitting rooms, a library, a dining room and the master bedroom. This level also includes a kitchen with a large terrace, 7 bedrooms, 3 bathrooms and a second covered terrace. The entire first floor is covered with authentic oak parquet flooring, each room has a fireplace in a different style, the ceilings are coffered or painted with floral decorations, the period furniture and chandeliers and the tapestries have all been meticulously preserved over the years.

The small town of Bédarieux, with its 6,000 inhabitants, is located in the heart of the Orb Valley in the Hérault, in an exceptional natural setting. It offers all the necessary services such as schools, public transport, clinics and hospitals, doctors, supermarkets, restaurants, and a cinema. The town also boasts numerous cultural and sporting associations and has 2 lively weekly markets. Bédarieux is surrounded by a diverse landscape, including the Lac du Salagou, the Massif du Caroux, its various gorges and the magnificent River Orb, which crosses our department from north to south. It's situated 1 hour from Montpellier wit...



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A31918RAB34>

COMPLETE FILE AND PHOTO ON REQUEST

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## ENERGIE-DPE

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

DPE not required.

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A31918RAB34  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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