



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

CHARMING  
COUNTRYSIDE ESTATE  
WITH OUTBUILDINGS ON  
11 HECTARES OF  
ENCLOSED GROUNDS,  
JUST 20 KM FROM TH...



PROPERTY FACT FILE	
REFERENCE	A41005GUB34
PRICE	€ 890,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	4
ACCOMMODATION	396 m <sup>2</sup>
LAND	110000 m <sup>2</sup>
TOWN	Maureilhan
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



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

CHARMING  
COUNTRYSIDE ESTATE  
WITH OUTBUILDINGS ON  
11 HECTARES OF  
ENCLOSED GROUNDS,  
JUST 20 KM FROM TH...  
Ref : A41005GUB34

#### 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 m<sup>2</sup>, ideal for family living, guest accommodation, or staff housing.

#### Main Residence (approx. 270 m<sup>2</sup>)

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 m<sup>2</sup> veranda opening onto the garden. Two large garages (45 m<sup>2</sup> 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 m<sup>2</sup>)

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 m<sup>2</sup> outbuilding, as well as former staff quarters on the upper floor (approx. 95 m<sup>2</sup>) awaiting renovation—offering excellent potential for additional living space or guest accommodation.

#### Guest House (approx. 68 m<sup>2</sup>)

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

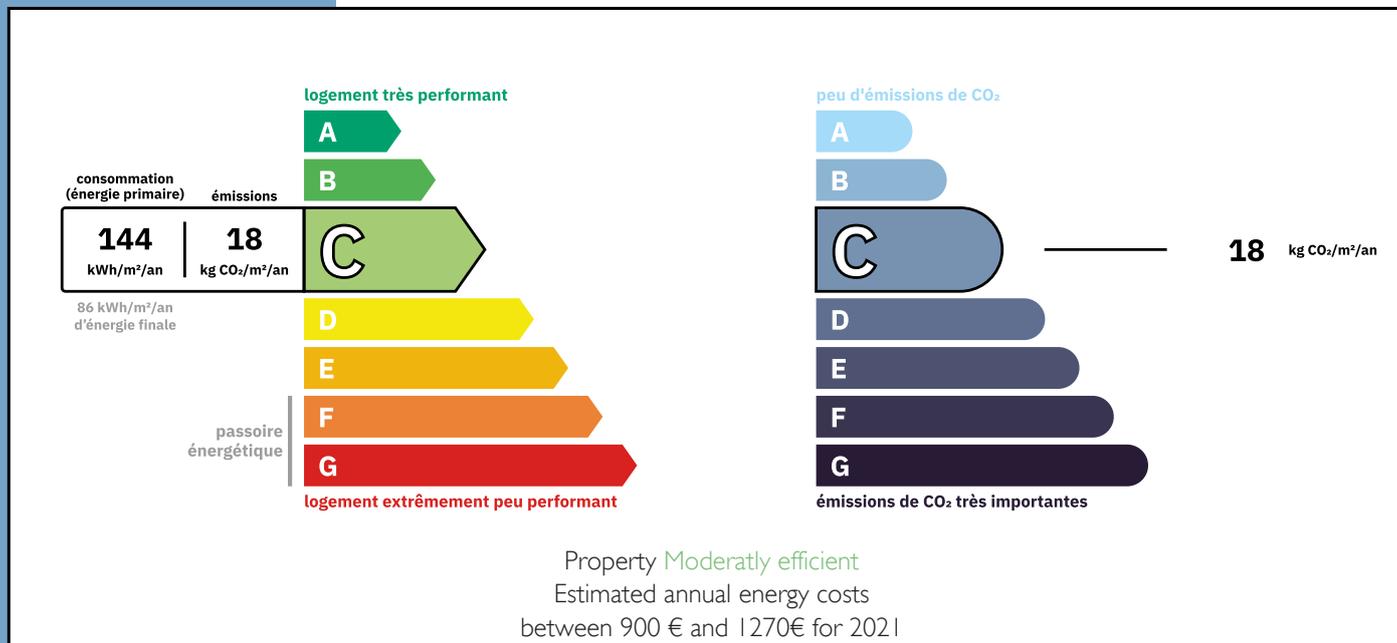


CHARMING COUNTRYSIDE  
ESTATE WITH OUTBUILDINGS  
ON 11 HECTARES OF  
ENCLOSED GROUNDS, JUST  
20 KM FROM TH...

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

Ref : A41005GUB34

## ENERGIE-DPE



## 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 :A41005GUB34  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)