LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



REMARKABLE CHÂTEAU ESTATE | ROMAN & TEMPLAR SITE | NEAR BÉZIERS & NARBONNE

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PROPERTY FACT FILE

REFERENCE	A45740CYV34
PRICE	€ 950,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	3
ACCOMMODATION	768 m²
LAND	9686 m²
TOWN	Puisserguier
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Country House, Gite Complex
CONDITION	Good condition
FEATURES	Private drainage, Garage, Private parking

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





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- 2,400 years of history
- Lift & geothermal heating
- Guest house & business potential
- Parkland, olive grove & views
- 20 minutes from Béziers, 30 from Narbonne

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Some properties are beautiful. Some are historic. Very few tell more than 2,400 years of history. Set among vineyards near Puisserguier, this remarkable estate offers approximately 768 m² of living space on the site of a former Roman fort, later associated with the Knights Templars, the Canal du Midi and renowned artist Gustave Fayet. The



DESCRIPTION

Built around 1870 on a site whose history stretches back more than 2,400 years, this extraordinary estate is nestled among vineyards and rolling hills near Puisserguier. A Roman fort is believed to have stood here as early as 400 BC. During the Middle Ages, the site became home to a Templar hospital, while the pilgrimage route to Santiago de Compostela still passes through the estate today.

In the early 20th century, the present château became the summer residence of Gustave Fayet, the renowned artist, collector and patron whose influence on the cultural life of southern France remains significant today. One of his close friends, the sculptor Louis Paul, also left his mark on the property through a sculpture that can still be admired within the estate. The property was later owned by the family behind the famous Abbaye de Fontfroide.



Today, this remarkable estate offers approximately 768 m² of living space, combining château grandeur, modern comfort, income potential and one of the most fascinating historical settings in southern France.

THE SETTING

As you approach the château, the first thing that captures your attention is the elegant façade, dominated by its central tower and framed by mature trees that have watched over the estate for generations.

The grounds in front of the château form a private park with centuries-old trees, a fountain, open lawns and beautiful views across vineyards and distant hills.

Beyond the château lies an olive grove, included in th...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45740CYV34

COMPLETE FILE AND PHOTO ON REQUEST

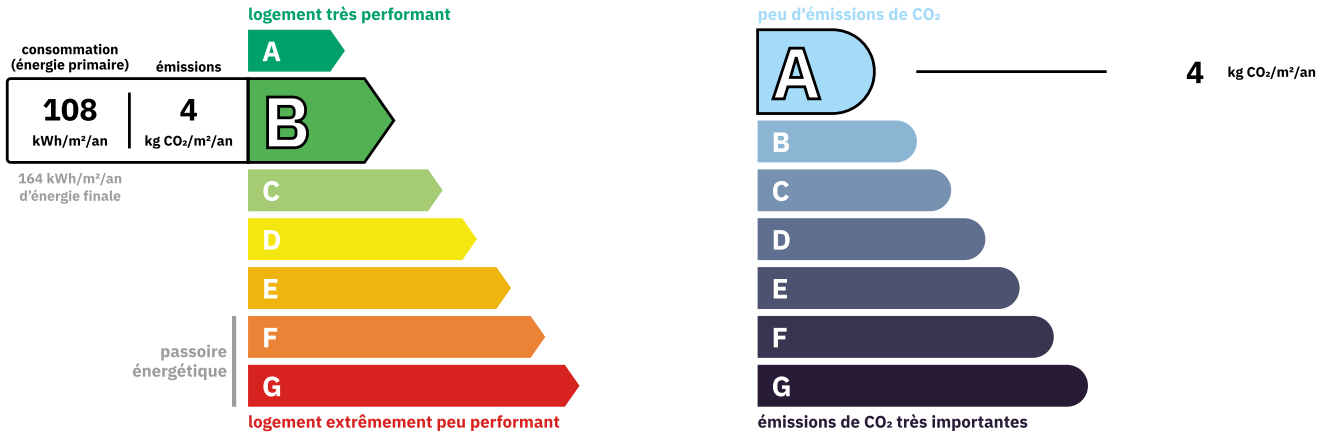
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 5511 € and 7455€ for 2023

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.

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 :A45740CYV34
FILE COMPLETE AND PHOTOS ON REQUEST

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