

Beautiful, prestigious listed property with garden including 11 rental properties, Hérault, South of France



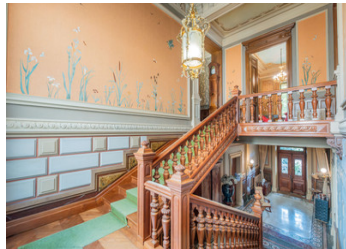
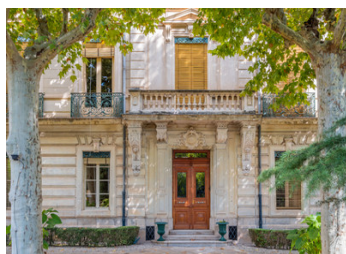
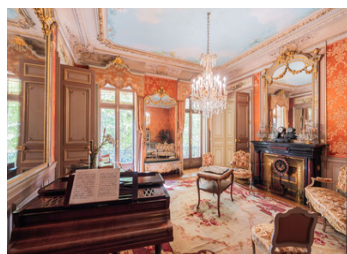
INFORMATION

Town:	Bédarieux
Department:	Hérault
Bed:	8
Bath:	3
Floor:	1243 m2
Plot Size:	1000 m2

IN BRIEF

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.

This magnificent property is divided into several parts. The first part is a private residence of approximately 502 m² overlooking the majestic wooded and enclosed garden of approximately 1000 m². The second part, accessed by a completely separate entrance, comprises 9 rental apartments of varying sizes, served by a lift, as well as 2 commercial premises and 3 enclosed parking spaces. These rental properties offer an attractive rental income. If you are looking for an exceptional historic home or an investment project, this unique and atypical property offers a range of possibilities, whether for tourism, cultural activities or an exceptional...

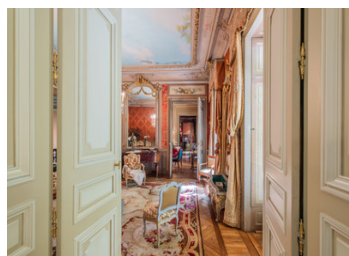


ENERGY - DPE

DPE not required.

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

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.

LOCAL TAXES

Taxe foncière: 16929 EUR

NOTES

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 with its airport and TGV train station,...