

## CHARMING COUNTRYSIDE ESTATE with Outbuildings on 11 Hectares of Enclosed Grounds, Just 20 km from the Coast



## INFORMATION

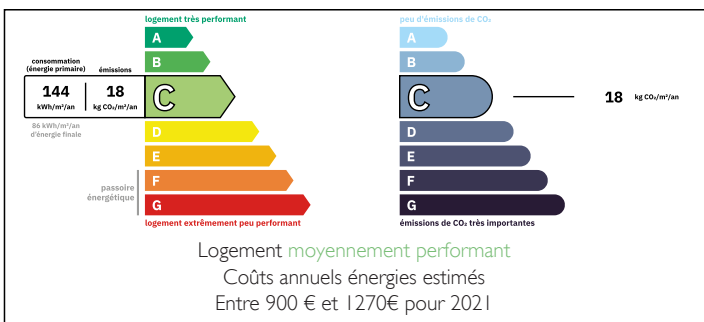
Town:	Maureilhan
Department:	Hérault
Bed:	11
Bath:	4
Floor:	396 m2
Plot Size:	110000 m2

## IN BRIEF

### Location

Just 15 minutes from Béziers and 20 minutes from the Mediterranean beaches, discover this authentic agricultural estate ideally located near Capestang. Set in a peaceful, green, and impeccably maintained environment, it offers an ideal setting for a family residence, agricultural venture, or guesthouse project.

## ENERGY - DPE



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

### 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 is provided by a wood-burning stove,

## LOCAL TAXES

Taxe foncière: **3688 EUR**

Taxe habitation: **2157 EUR**

## NOTES