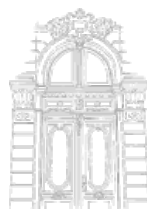


# PONCET & PONCET

*L'Immobilier d'Exception*  
FRANCE

P&P EXCLUSIVE CASTLE NEAR SALAGOU LAC



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## P&P EXCLUSIVE CASTLE NEAR SALAGOU LAC

### EXCLUSIVITY P&P

Let yourself be charmed by this splendid village château, dating from the 13th and 17th centuries, fully restored with great care in accordance with traditional craftsmanship, and ready to welcome you.

Location: Just 15 minutes from the famous Lac du Salagou, this château enjoys an exceptional location. Close to Clermont-l'Hérault, Montpellier (with its airport and TGV station), Pézenas, and Sète, it is ideally situated at the entrance of the village, offering a breathtaking view of the surrounding countryside and absolute tranquility.

In addition, it is near the Saint-Jacques-de-Compostelle pilgrimage route.

The Property: As soon as you pass through the solid and reassuring entrance door, you are greeted by a charming inner courtyard. This courtyard provides direct access to the main château as well as one of the two independent apartments.

The ground floor of the château features a spacious kitchen opening onto the courtyard, an elegant dining room with a fireplace, a refined living room, and a converted wine cellar. A magnificent spiral staircase leads to the first floor, where three spacious bedrooms with high ceilings await. The gentle murmur of the river in front of the property can be heard from the bedrooms and living areas, enhancing the sense of calm and serenity. The second floor is set up as a playroom and dormitory for children.

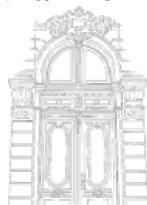
The second independent apartment is a duplex. It has a living room with a kitchen and two bedrooms, with private access from the village.

Garden Side: Cross the small river in front of the château to reach your secret garden, a true haven of peace, complete with a large swimming pool and a pool house, perfect for relaxing outdoors.

Our Thoughts: Whether as a primary or secondary residence, this château will charm all lovers of history and old stone buildings. With its manageable size and easy upkeep, it is ideally located near numerous tourist attractions in the south of France, making it the perfect place to unwind in an enchanting setting.

Prix : 905 000 € FAI

Réf. 1691 AG PP PP.



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