We are both proud and privileged to bring you Château Capitoul. At the heart of the Languedoc: the Secret Mediterranean. In the natural park of the Massif de la Clape, just a few kilometers from the sea, between the lively city of Narbonne and the picturesque fishing village of Gruissan.

La Clape: the Languedoc’s first Grand Cru. Château Capitoul it’s iconic estate, commanding a magnificent elevated site with panoramic views across the vines and the lagoon to the Pyrénées.

Today Capitoul’s renaissance continues with the development of a unique hamlet on a magnificent woodland site bordering the vines. An elegant and intimate development of beautifully crafted properties combining the heritage of a working wine estate with relaxed, chic French style.

With a host of great facilities and a full suite of management services for hassle free ownership, Château Capitoul offers a limited number of discerning buyers a unique opportunity to experience the Art de Vivre for which the Mediterranean South of France is so renowned.

We look forward to introducing you to Capitoul and its uniquely beautiful setting.
Every aspect of the project has been carefully considered to preserve and enhance the natural environment and the rich architectural and social heritage of the château, while simultaneously breathing new life into the estate, placing it once again at the heart of the local community.
Domaine & Demeure – The benchmark for sustainable development in the South of France
The Massif de la Clape, an ancient scented landscape where rocky cliffs overlook vines that stretch like corduroy to the Mediterranean, while flamingos glide across the glassy lagoon and eagles wheel on overhead thermals, punctuating the vast skies.

Approaching the coast from the north, Château Capitoul rises dramatically out of the hillside, 20 acres of elevated south-facing parkland surrounded by 240 acres of vines, olive grove & woodland commanding a view over the lagoon to the Pyrénées beyond.

Occupied since Roman times the current incarnation of the Château was realised in the late 19th century, it’s neo-gothic adornments a statement of its time. Outbuildings maintain a more restrained agricultural elegance, with cut stone lintels spanning large openings and superb interior volumes.

The winery itself has been meticulously restored, while the remaining buildings impatiently await the forthcoming transformation...
Aerial view over the estate
On a wooded slope, just 46 superb properties are to be realised by talented local Architects Jean-Paul Terrier and Stefan Plaire.

Inspired by the vineyard architecture of the Massif de la Clape and the nearby lagoon-side villages of Bages and Peyriac-de-Mer, the properties will blend authenticity and traditional character with contemporary use of space and light.

Each will boast beautiful proportions with natural, traditional and reclaimed materials to the fore: reclaimed terracotta roof tiles, limestone renderings and traditional wooden shutters, oak beams and huge bay windows framing the extraordinary views.

The end result will be properties of exceptional style and refinement.

**AUTHENTIC CHARACTER, CONTEMPORARY LUXURY**
Interior design will take cues from both the aristocratic and agricultural heritage of the Estate, marrying the traditional and the contemporary to spectacular effect.

While no two properties will be identical, each will feature a generous salon, high-spec kitchen, luxurious bedrooms with en suite bathrooms and superb fixtures and fittings throughout.

Properties are sold furnished to the last detail – from linen to artworks, high spec entertainment systems to chic French tableware.

As might be expected of a development of this standing, modifications to meet founding owners’ exact specifications and personal style will be available with consultations taking place on site or remotely with both architect and interior designer.
The hamlet at Château Capitoul is to be created on a sloping south facing woodland site where olive trees, holm oak and parasol pine jostle for position with fig and almond and fragrant waves of rosemary, lavender, santolina, fennel and thyme soften the stony forest floor.

From this evocative palette will be crafted magnificent gardens by renowned landscape designers James & Helen Basson, whose superb realisations in Mediterranean landscapes have delivered three gold medals at the Chelsea Flower Show and countless other international awards.

Each property will feature a spacious private terrace for outdoor dining overlooking the vines and lagoon, as well as a private garden designed by James & Helen, planted with Mediterranean trees, shrubs and aromatic herbs, complemented in many cases by a private swimming pool.
Initially planted by the Phoenicians around 600BC, wines from La Clape were highly sought after across the Roman Empire. The first Languedoc appellation to be granted Grand Cru status, today La Clape is recognised internationally as a superior terroir producing world class wines.

Representing almost 10% of the production of the appellation, Château Capitoul has for centuries been an icon of La Clape. We acquired the estate in 2011 whereupon the domaine underwent a complete overhaul with significant investment in both vines and cellar, resulting in award winning wines fully expressive of our exceptional terroir.

With its working winery, dedicated tasting rooms, discovery area and wine shop, owners will discover the rhythm of the vines, participating in all aspects of the winemaking process. From harvest to blending and bottling, you will embark on a journey of practical discovery that will reward a lifetimes study.

Each owner will also receive an annual allocation of the yield – estimated at 10 cases per property. And beyond the estate, Capitoul is a perfect base to discover the diversity, experimentation and sheer verve of the Languedoc – the world’s most exciting wine region, with literally hundreds of wineries within easy range.

CHÂTEAU CAPITOUL: AOC LA CLAPE, GRAND CRU DU LANGUEDOC
The estate will feature a huge infinity pool with large sun terrace nestling seamlessly into the neighbouring rock terraces, the surface of the water beautifully reflecting the natural surroundings.

The winery building will host a relaxed, spacious brasserie where huge vine-wood fired barbecues will grill local meats and seafood as diners enjoy spectacular views from the panoramic terrace. The brasserie will be complemented by an intimate gastronomic restaurant in the original Château dining room whose eight symmetrical bay windows drink in the views.

In the cool cellar of the Château, an inviting and sensuous Mediterranean sanctuary realised in collaboration with cult French spa brand Cinq Mondes®. Upstairs, just eight luxurious hotel rooms.

For the sporty, a Masterclay tennis court, boulodrome, and complementary road and mountain bikes to take you into the Massif de la Clape, whose entrance is just 50 metres from the estate, a 37,000 acre natural playground crisscrossed with walking and biking trails, punctuated with picnic spots and spectacular views over the Mediterranean and the surrounding countryside.

RELAXEZ-VOUS

CINQ MÔNDES
SPA PARIS
swimming pool at château st pierre de serjac
CHÂTEAU CAPITOU& ENVIRONS
For all its splendid isolation, a few minutes bike ride through the lagoon leads you to the picturesque fishing village of Gruissan, whose narrow streets wind around a 12th-century tower and where dozens of restaurants, cafes, bars, galleries and antique shops create an atmosphere which marries the maritime and the bohemian. The other face of Gruissan is to be found on the long golden beaches, fringed with beach bars and clubs, and in the marina with its yachts and colourful fishing boats (moorings available). The town also offers all the essential services and conveniences you might require, as well as a lively social scene.
Gruissan, Gruissan mes amours, je pense à toi depuis bientôt toujours
Oui je pense, à la chance, de revenir en vacances
Sur ta plage qui s'éveille au soleil.

“Gruissan, mes amours” Charles Trenet
Just a few minutes’ drive from Château Capitoul, Narbonne is a compact Roman city with a lively promenade culture of buzzy shops, restaurants and bars on the banks of the Canal de la Robine – a tributary of the Canal du Midi which runs straight through the heart of the town.

Flanking the Canal is the wrought iron Les Halles, erected in 1901 and unarguably one of the most beautiful covered food markets in all of France. A gourmet’s paradise – with almost 100 traders selling, fruits & vegetables, meats and seafood, olives, wines and countless varieties of cheese.

Les Halles is also home of the legendary “Chez Bebelle” where steaks are launched across the passages from the butcher opposite to the grill at the centre as locals dissect the rugby fortunes of the beloved Racing Club de Narbonne.
Stretching lazily along the Mediterranean from the Côte d’Azur to the Spanish border, the Languedoc is quintessential South of France.

Vibrant fishing villages, endless beaches, rolling vineyards and olive groves fringed with Cypress. Medieval castles perched on snow-capped mountains, thriving market towns and forgotten hamlets.

The Languedoc offers an unrivalled diversity of leisure options: laze on the beach or partake in every imaginable water sport. Explore historic cities – Roman, Medieval and Renaissance – with their internationally recognised cultural attractions. While away the days hiking or on horseback, fishing or hunting. Wander antique markets to rival those anywhere in Europe. Discover superb cuisine and world-class local wines in simple bistros and Michelin starred gastronomic restaurants…

THE LANGUEDOC: BEATING HEART OF THE SOUTH OF FRANCE

The Languedoc enjoys a perfect Mediterranean climate with over 300 days of sunshine annually, mild short winters and long hot summers.
This Cinderella of the south was once overshadowed by gorgeous Provence and the brash Côte d’Azur. Now, she stands as their equal, displaying a discreet charm that her more-visited siblings lost long ago.
FOR THE HEART AND THE HEAD

Château Capitoul represents a rare opportunity to purchase a unique, high quality property in the world’s n°1 tourist destination and one of the world’s most stable economies, while benefitting from anytime access to a superb holiday home – a sound investment and a source of pleasure for generations to come.

- Rare location 3km from the Mediterranean in a natural park with lagoon views
- Intimate development of ‘one of a kind’ properties
- Excellent value, highly competitive prices
- Long term fixed-rate mortgages at excellent rates for qualified buyers
- Hassle-free – full management and lettings service
- Total flexibility, no restrictions on usage
- Fully transparent owner-driven operating costs
- A safe investment in one of the world’s most stable economies
- Benevolent property tax regime
- No restrictions on resale
- Proven developer/operating company
MANAGING A SECOND HOME CAN BE A CHALLENGE – paying the bills, cleaning the pool, maintaining the garden, fixing the burst pipe or fallen roof tile...

At Château Capitoul a full suite of property management and client services ensures easy ownership and total peace of mind, allowing you to relax and enjoy yourself and your surroundings.

From restaurant reservations to chefs and chauffeurs, concierge facilities from the onsite team ensure you get the most out of your property – prior to arrival and during your stay, while also organising a varied sporting, social, cultural and gastronomic calendar to bring together owners, guests and locals regularly throughout the year.

EASY TO REACH VIA A SUPERB MOTORWAY NETWORK AND HIGH-SPEED RAIL LINKS, EIGHT INTERNATIONAL AIRPORTS ALSO CONNECT THE LANGUEDOC TO EVERY MAJOR EUROPEAN CITY AND MANY INTERNATIONAL ONES VIA SCHEDULED AND LOW-COST CARRIERS.

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Château Capitoul is being restored by Domaine & Demeure. The company was founded in 2008 by Karl O’Hanlon to pursue a vision of authentic and sustainable development, with a particular emphasis on the restoration and development of ‘sleeping giant’ wine estates and other traditional buildings.

The first project, Château Les Carrasses – the conversion of a 19th-century estate in Capestang – was completed in 2011. This was followed in 2015 by Château St Pierre de Serjac, widely recognised as the most successful restoration project in the South of France for many years, thus consolidating the company’s reputation for crafting exceptional properties on historic sites.

In 2012 Domaine & Demeure announced a major strategic investment from Vignobles Bonfils. Winemakers since 1870, Vignobles Bonfils is a family group whose life-long passion and commitment has resulted in a portfolio that now runs to 23 award winning estates – principally in the Languedoc but also with Châteaux in Bordeaux and Spain.

“The restoration and operation of châteaux, wine estates and other character buildings as exceptional destinations, retaining and enhancing their essential purpose and character, wholly integrated with and respectful of the local environment – natural, social, cultural and economic.”
Chapitre, Capitulaire, Capitulum...