

CHÂTEAU Capitoul

OWNER TESTIMONIALS

Our clients are a diverse and interesting international group. But one thing they have in common is they are all prepared to testify to their experience as a client with Domaine & Demeure. If you are interested in buying a property from us, we can put you in touch with one or more of our existing owners, who will be delighted to fill you in on their experience.

Here are just a few comments:

G&AT, New York, USA

My wife and I had vacationed in Provence and the Languedoc many times and had begun dreaming of owning a home there. We discovered Domaine & Demeure's Chateau les Carrasses, a wonderful restoration of a beautiful domaine, but the project had sold out. A few years later we read in the Wall Street Journal that they were embarking on a new project, Chateau St. Pierre de Serjac, and we scheduled a visit. Like les Carrasses, St. Pierre was a grand, old wine domaine in need of a facelift. After experiencing les Carrasses and touring St. Pierre, we felt that D&D could make St. Pierre a very special place. And then we learned that the Bonfils wine family had partnered with D&D, bringing world class winemaking to the table. D&D exceeded our expectations and we are now the thrilled owners of a St. Pierre 3 bedroom home with pool, wine cave, magnificent vineyard views and stunning sunsets. Imagine being able to drink wine made by world class vintners on the domaine in which you live. As the French say: La vie est belle.

RD, Geneva, Switzerland

My purchase at Château Les Carrasses was one of the best decisions of my life. From the outset I knew this was a first rate project and I was captivated – by the Château and by the Languedoc. The team were also first rate, and their professional approach and attention to detail was to be a constant theme throughout. Three years later the place is a wonderful haven for rest and relaxation. The team treat us like family and all my friends who visit think the place is just idyllic. Who am I to argue!!!!"

CC & RW, Sydney, Australia

We decided to invest in Chateau Les Carrasses property following extensive research and inspection of other property developments the D&D team had been involved with. Since our investment, the property has lived up to our expectations in all facets - from design, construction and management – a testament to the vision, passion and commitment of the team.

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DD& BD, Michigan, USA

Some thoughts regarding our fun experiences with Domaine & Demeure!

Throughout the years my husband Daniel I have travelled abroad finding ourselves enchanted with the culture and art de vivre of France. Several years ago we began searching for a villa to purchase in the Languedoc region of Southern France. Being an adventurous couple we were seeking new and more diverse experiences in both people and culture. The process led to Domaine & Demeure. This company restores and manages selected, once magnificent yet now crumbling, chateau estates. Dan and I met the team from Domaine and Demeure while on holiday celebrating our anniversary. We toured both Chateau Les Carrasses and Chateau St Pierre de Serjac on a cool but brilliant early December day. As we walked about the property we could see the excitement and vision for this property. We fell in love with the project and the property itself and immediately decided it was the right one for us!

We are so pleased with the all that has occurred in the process from renovation to management of CSP that we have decided to also be an investor in Chateau Capitoul as well. The team's vision for Chateau Capitoul is again quite remarkable - pure perfection! We can't wait !

MF & SF, Brighton, England

Domaine & Demeure have created a wonderful holiday home for us at the heart of a totally refurbished wine producing domaine. Karl's vision and passion saw the potential of converting an old wine cellar into a stunning 3 bedroom house with views over vineyards towards Narbonne and the Pyrenees. Furthermore Domaine & Demeure manage the property and the lettings on our behalf so the whole experience has been stress free and we can relax in the knowledge that everything is being looked after in our absence.

WJ & CJ; Paris, France

Our association as buyers/owners with Domaine & Demeure has been a very positive experience. Their commitment to quality assurance and client service is outstanding. We would not hesitate to invest with them again.

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JP& SL, California, USA

I was born in the South of France but I have lived in California since 1974. I spent at least two decades scouting opportunities to buy property in France but nothing really clicked until I discovered the ownership opportunities offered by Domaine & Demeure during an absolutely enchanting stay at his first project, Château les Carrasses.

When told the team were doing another project nearby, Château St Pierre de Serjac, we jumped at the opportunity to invest, on the strength of what he had done with Les Carrasses, though not without some background research. I found an article about Karl's ventures in the Wall Street Journal: "In France, wine without the effort." He had me at way before hello as all the magic words were there: France, wine... no effort.

I have visited many luxury resorts throughout the world and both Les Carrasses and Serjac are definitely five-star facilities. The Languedoc region is the largest wine producing region of France and Laurent Bonfils, who oversees the wine operations, is one the people involved in producing wines of quality. But it's not just about the vineyards: you are also close to the resorts of the Mediterranean; surrounded by history, going back to the days of the Greeks and the Romans; you will be seduced by the geology of the area, from the beautiful Pyrénées mountains to the many spectacular caves which dot the area. For a change of pace you can decide to leisurely cruise along the famous Canal du Midi or if you're in the mood for paëlla, Barcelona is only two-and-a-half hours away.

But there are other beautiful places elsewhere in France. For me, the people also make a huge difference, starting with Karl who makes a point of never being satisfied. He also invests carefully in the recruitment of talent and when you buy into one of the projects you become a member of the family.

And by the way, I visited the site of the next project, Château du Capitoul, which is located near the picturesque fishing village of Gruissan. This promises to be the jewel in the crown and I have stated my potential interest in investing there as well.

CHÂTEAU Capitoul

D&EF, Dallas, USA

We are Francophiles. We have vacationed all over France and have an apartment in Paris. But the South and the Languedoc is second to none. We discovered Domaine & Demeure – Chateau Les Carrasses and were captivated by its setting and the quality of its re-development. We invested in his second project, Chateau St. Pierre de Serjac, because we were convinced by his passion, vision and attention to detail that it would be even more stunning and exceptional. We were not disappointed in the least.

A well-defined vision, detailed planning, quality execution & workmanship, clear communications and conducting business with integrity is what you can expect from Karl and his Domaine and Demeure team!

VR & RR, Hong Kong

We discovered Serjac quite by chance as we read about the project online and then joked about owning our own "Chateau". What started out on a whim and fancy quickly turned serious as I travelled to meet with Karl and his team in Les Carrasses. We then drove out to Serjac to have a "live" look at the whole property and listen to the detailed plans for the transformation to what it is today. 2 years later we can testify to the professional and passionate execution of that dream by the team of Domaine & Demeure. This is intended to be an investment for our future and we are therefore delighted to see the grounds and facilities develop beautifully and run so efficiently. This has been a superb mix of business and pleasure; on the business front, the team has consistently delivered on its promises and continues to transparently report performance to owners. Staying on the property, using the restaurant, bar and spa, and discovering the surrounds of Languedoc-Roussillon has been a pleasurable experience for city dwellers like us from Hong Kong. We look forward to many, many more years of escaping to Serjac!"

N & JPB, Lymington, England

Our first visit to Les Carrasses, prior to purchase in 2009, was Karl discussing the loving restoration of an old dry stone wall with all the infectious enthusiasm of a man driven by passion and love for his subject. This has continued to the present day with the development moving from restoration to completion, with a fine tuned management team in place, all driven with the same purpose and a strong underlying aspiration for constant improvement. Karl never stands still, he is constantly driving himself and his staff to provide the very best and his enthusiasm is infectious to the extent that we take a personal pride in what he has achieved for us and our fellow owners."

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D&AB, Eindhoven, Belgium

Initially we had some hesitations. Should we buy a standalone house, or go with the Domaine & Demeure concept? Would the team really realize all that they promised? Today the benefits of the concept are clear: the park, the swimming pool and everything else is really well maintained. The site is manned virtually all the time, so great security. The administrative side is completely looked after for us and the costs are offset (or more than offset) by the rental of our property. On the delivery side, the team certainly kept all their promises. There were extensive consultations to decide on all the features of our house. We really appreciated the enthusiasm, willingness to do good work, and the eye for a beautiful finish. We are always delighted to return to Les Carrasses safe in the knowledge that our house in this beautiful place will be perfectly ready for us.

J & NN, London, England

I visited Les Carrasses on a whim having read an article in the Financial Times. To be honest, visiting was an excuse for a long weekend and I had no real intention of buying. The drive from Montpellier soon changed that -- gorgeous bright sunshine, floral bloom and endless vines. The relaxed nature of the locals and wonderful towns like Pézenas made me fall for the area.

On meeting Karl, I quickly developed a bond and could sense his passion for the region, its wines and most importantly his vision for Les Carrasses. His drive to retain the character, essence and architectural integrity of the site impressed me. Throughout the purchase process, I had support from all the team who are a delight to work with. As the project progressed, we were kept up to date by frequent photo diary updates, and I was consulted at every stage regarding the look and details of my apartment to ensure I got exactly what I wanted and the team was always available to tweak the concepts we had discussed. As well as being delighted with the end product, I enjoyed the consultative process immensely. My main driver was yield and am happy that rental incomes are great and growing year on year. The best feature for me is being able to enjoy attractive income during the peak season, while taking advantage of ad hoc visits to enjoy the dependable early and late season sun without it costing me anything. I have been in shorts and t-shirt happily in late October.

The area has tons to offer, great beaches, wines, hiking, historical villages and excellent cuisine and having a community of owners and guests to share a glass of wine or dinner with really makes it feel like a home from home. There is simply nowhere I feel more relaxed and looked after. We love it so much that I proposed to my fiancé in the restaurant and we held our wedding there in 2015. I can offer no better testament than that!