



## Former Stone Winegrower's Estate Set In Approximately 7 Ha Of Land, Offering 300 M2 Of Living Space And The Possibility Of A Separate Flat.

### معلومات الوكيل

Freddy Rueda	اسم:
Freddy Rueda Sarl	اسم الشركة:
France	بلد:
	Experience since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments, Houses	Property Type:
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English, French	Languages:
<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>	موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: USD 876,986.33

موقع  
بلد: France  
الدولة / المنطقة / المحافظة: Occitanie  
مدينة: Olargues  
الرمز البريدي: 34390  
نشر: 03/10/2024  
وصف:

Situated 15 minutes from Roquebrun, 15 minutes from Olargues, 10 minutes from Mons la Trivalle, 100 m from the river.

It is said that very Englishman's dream is to own a vineyard in the south of France. Here it is and it comes with a choice of Rolls Royce ! This historic estate, built in 1635, is a true pearl of heritage rooted in its Roman origins. Nestling in 7 hectares of parkland, it is distinguished by its stone construction, a noble, local material that gives the building an authentic, timeless character. With 300 m2 of living space and the possibility of creating a separate flat, this estate harmoniously combines the elegance of 17th-century architecture with the serenity of an exceptional natural setting. This place steeped in history offers a unique atmosphere.

Entrance hall = 65 m2 garage with old wine press and wine vats + small detached garage + vaulted cellar.

Garden level = Attractive terrace of approximately 40 m2 + entrance to living room of 16.4 m2 with Languedoc fireplace and stone sink + dining room of 25.6 m2 and access to a study/bedroom of 12.3 m2



+ laundry room of 10 m<sup>2</sup> with external access + kitchen of 15 m<sup>2</sup> with external access + hall of 7 m<sup>2</sup> with access to the garage.

1st = 8 m<sup>2</sup> hall + 13.4 m<sup>2</sup> bedroom with reversible air conditioning + 7.2 m<sup>2</sup> bathroom (WC, bath, shower, washbasin) + 14.6 m<sup>2</sup> bedroom + 17.2 m<sup>2</sup> bedroom with access to another 13.6 m<sup>2</sup> bedroom + 2 m<sup>2</sup> hall + possibility of creating an independent flat with a 15.3 m<sup>2</sup> room/dressing/study with access to the rear of the property + 10.3 m<sup>2</sup> (shower, washbasin, WC) + 4.2 m<sup>2</sup> hall + 10.6 m<sup>2</sup> bedroom + 13 m<sup>2</sup> former kitchen with external access + 30 m<sup>2</sup> living room with external access.

2nd = Hall of 10 m<sup>2</sup> + 3 attic rooms of 12.7 m<sup>2</sup>, 11.7 m<sup>2</sup> and 8.6 m<sup>2</sup> + attic space.

Exterior = Several adjoining plots of undeveloped farmland + large 120 m<sup>2</sup> spring-fed pond (with goldfish) + above-ground swimming pool (under renovation) + plot of garrigue land on hillside + large uncultivated fields.

Miscellaneous = Double-glazed windows + electric heating + 2 reversible air-conditioning units + property tax of 1473 € + refreshments to foresee + possibility of buying 2 additional buildings (stone farm barns) and additional land including several vineyards (the most recent being 1,000 vines of Syrah on the river bank) + septic tank (2007) + telephone/internet, mains electricity and mains water.

Price = 799.000 € (Live a dream !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 59522

Property Size: 300 m<sup>2</sup>

Property Lot Size: 72,010 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 2

Reference: VRO799000E

### Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden



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### مشترك

6  
2

غرف نوم:  
الحمامات:

### Utility details

نعم فعلا

Heating:

### Building details

Pool

Outdoor Amenities:

### Lease terms

Date Available:

### Contact information

IX6.159.780

IMLIX ID:

