



## Former Winegrower's Estate Set in 7 Hectares,



### Στοιχεία μεσίτη

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Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 848,161.66

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Olargues
Ταχυδρομικός κωδικός:	34390
Δημοσιεύθηκε:	15/10/2024

### Περιγραφή:

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.

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

- Entrance hall: 65 m2 garage with old wine press and wine vats, small detached garage, vaulted cellar.

- Garden floor 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 m2 with external access, kitchen of 15 m2 with external access, hall of 7 m2 with



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access to the garage.

- 1st floor: 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 floor: 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 Euro, 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.

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.

#### Other Features

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

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

Bedrooms: 6

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.



But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Κοινά**

Κρεβατοκάμαρες:	6
Μπάνια:	2
Μέγεθος αυλής:	72010 τ.μ

## **Utility details**

Heating:	Ναί
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## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.181.251

