

€3,195,000 Winery - For sale

Exceptional property with high agricultural potential for sale in South France

France » South France » 34300

10	10	1,010m²	520,000m²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

+33 4 67 60 59 14 • montpellier@lucasfox.com • lucasfox.com • 5 Enclos Tissé Sarrus Montpellier, Montpellier, France

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OVERVIEW

An exceptional property in the South of France.

Situated between a medieval town (Pézénas) and an ancient town (Agde), this estate is made up of buildings of sublime quality and with the uniqueness of the volcanic rock of Agde. It is surrounded by land of the highest agronomic quality. Indeed, it will be very easy to replant vines, especially white varieties such as Chardonnay, Sauvignon and Viognier, or market garden crops such as melons, asparagus, field tomatoes, among others. Moreover, the estate is located on the right bank of the Hérault river, so access to water is very easy. With more than 50 hectares in one piece, it is a rare land unit.

The history of the estate goes back to Gallo-Roman times, the first buildings are dated in 700, in the archives of Montpellier the property is mentioned in 922. After the French Revolution, it became the summer residence of the Bishops of Agde.

The current owners have wisely invested and made choices of exquisite taste in the layout and decoration of the rooms, to give an exceptional cachet to their home. The building is composed of several wings and interlocking buildings, which make each part unique.

Entering through a beautiful driveway into a sublime park adorned with two large fountains, the estate is a haven of peace with trees and sheltered from the mistral. The conservation and maintenance of the house are exceptional, including the decoration of the walls in frescoes and trompe l'oeil signed by an artist.

The total living space is 485 m2, including 7 bedrooms, 7 bathrooms and 6 guest toilets

The private garden, the swimming pool with its pool-house and glazed bar and dining room (winter veranda), lead to the master house. Arriving in a majestic hall which on the one hand leads us to the former Salle des Évêques, the cinema room and the old oven, we take the beautiful staircase to access the upper floors. This staircase shows the first example of the decor with sumptuous leaded stained-glass windows, which create a rainbow of light.



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Terrace, Swimming Pool, Garden, Jacuzzi, Vineyards, Views, Library, Gourmet lounge, Fireplace, Exterior, Chill out area, Alarm

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Due to its location in a large tourist area, being situated on the banks of the Hérault which can be travelled upstream by barge, and the uniqueness of this property, the possibility of developing hotel and reception activities is an asset to be taken into account, not forgetting its ideal position on the access routes to the beautiful towns of Cap d'Agde, Agde, Marseillan, Sète, Pézénas, Béziers and Montpellier.



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