

€11,130,000 Castle / Palace - For sale

## Stately castle, a unique historical monument with a 170-hectare estate for sale in the South of France

France » South France »

1,700,000m<sup>2</sup>

Plot size



Contact us today for more information or to arrange a viewing

+33 684 19 40 65 • [lgd@lucasfox.com](mailto:lgd@lucasfox.com) • [lucasfox.com](http://lucasfox.com)

€11,130,000 Castle / Palace - For sale

## Stately castle, a unique historical monument with a 170-hectare estate for sale in the South of France

France » South France »

1,700,000m<sup>2</sup>

Plot size

### OVERVIEW

**On the outskirts of Pézenas, city of Art and Culture in the South of France, very close to Montpellier and the sea, we find this large family estate classified as a historical monument, made up of a Castle and a vast vineyard on an exceptional terroir.**

If this property is an extraordinary holiday resort, the Castle with its walled park, vegetable gardens, olive grove, woods and wild garrigues, it is also a vineyard with great wines, where a family or group can develop a real "wine success story" as well as a superb luxury and lifestyle brand.

- Surface of the property : 1 730 sqm habitable
- Surface area of the annexes: 2 210 sqm

It comprises the Castle (1,093 sqm), Chapel (20 sqm), Greenhouse and orange grove (88 sqm), Independent house (221 sqm), Staff accommodation (411 sqm, 6 apartments), Wine storehouse (800 sqm), storage tower (320 sqm), sheds and other shelters.

The vineyard is in perfect condition and has been restructured, and the HVE (High Environmental Value) level 3 label was obtained in 2020.

The range of wines is already attracting many wine lovers to the property. Distribution in France and for export has yet to be set up.

This sumptuous estate is one of the most beautiful properties in the South of France and one of the vineyards with a superb potential in an attractive region in strong development, investors will be able to appreciate the value of this property.

We recommended visiting it without delay.



[lucasfox.com/go/lgd33528](https://lucasfox.com/go/lgd33528)

Mountain views, Swimming Pool, Heated swimming pool, Garden, Private garage, Vineyards, Natural light, High ceilings, Parking, Storage room, Service entrance, Heating, Fireplace, Exterior, Equipped Kitchen, Built-in wardrobes, Alarm, Air conditioning

**Contact us today for more information or to arrange a viewing**

+33 684 19 40 65 • [lgd@lucasfox.com](mailto:lgd@lucasfox.com) • [lucasfox.com](https://lucasfox.com)

€11,130,000 Castle / Palace - For sale

## Stately castle, a unique historical monument with a 170-hectare estate for sale in the South of France

France » South France »

1,700,000m<sup>2</sup>

Plot size



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

Contact us today for more information or to arrange a viewing

+33 684 19 40 65 • [lgd@lucasfox.com](mailto:lgd@lucasfox.com) • [lucasfox.com](http://lucasfox.com)