

€2,820,000 Country house - For sale - New listing

Excellent 24 Bedroom country house with 105,000m² garden for sale in Montpellier Region

France » Montpellier » Montpellier Region » 34000

24	20	1,500m ²	105,000m ²	105,000m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



Contact us today for more information or to arrange a viewing

+33 4 67 60 59 14 · montpellier@lucasfox.com · lucasfox.com · 16 avenue Jean Jaurès, Castelnau-le-Lez, Montpellier, France

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Remarkable property of 1,500 m² on more than 10.5 ha of land with breathtaking views, ideal for your events, receptions, seminars, lodges, guest rooms and eco-villages

Lucas Fox International Properties, about thirty minutes north of Montpellier, near Saint Mathieu de Treviers, exceptional farmhouse with breathtaking views of the Pic Saint-Loup and the hinterland.

The 1,500 m² property sits on over 10.5 hectares of contiguous land and comprises six farmhouses, five of which are used as gîtes. This complex is ideal for all your events, receptions, seminars, bed and breakfasts, gîtes, and eco-villages. It boasts two reception rooms: a fully equipped discotheque that can accommodate 80 people, and an outdoor lounge with a capacity of over 120 people, featuring a bar, high-end sound system, a fully equipped kitchen, restrooms, and a games room.

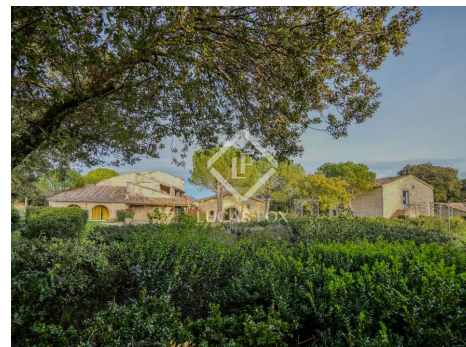
The main farmhouse has a surface area of over 350 m², and the working farms are between 100 m² and 250 m². The property is sold furnished, and some of the works of art will delight collectors.

Enjoy an outdoor infinity pool with panoramic views of Pic Saint-Loup and its surrounding countryside. You'll also have access to a double garage, a large semi-covered parking lot, and a helipad.

The six farmhouses have been completely renovated, with a roof less than 5 years old. The remarkable architectural elements have been preserved and highlighted. All the farmhouses are independent in terms of installations such as: electrical panels and heat pump (installed in 2023) coupled with oil heating. Horizontal drainage ensures water autonomy at 80% of the property's needs over a year thanks to a tank of more than 120,000 liters. The property aims to be energy passive since 41 solar panels were installed in 2022, creating an excess of energy production.

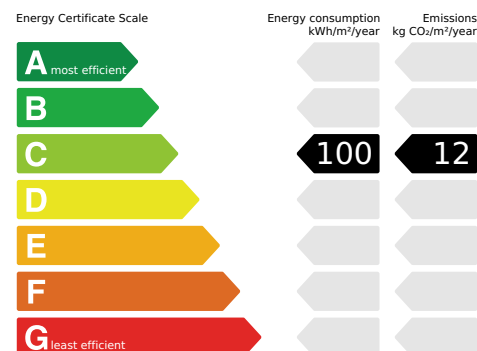
History: The first buildings were erected over 1,000 years ago, including an old sheepfold, a silkworm farm, and a stable, among other things. Over time, they were shaped according to the needs of ancestral activities on this plain where sericulture, transhumance, and agricultural exploitation reigned. Today, these same arable lands are rich and can be used for market gardening, winegrowing, or truffle farming.

Environment: With no neighbors and no noise or light pollution, the property is located in the heart of the scrubland and some of the most beautiful views in the region. The property faces southwest, allowing you to admire sublime sunsets throughout the seasons.



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Mountain views, Terrace, Garden, Period features, Period Building, Natural light, Marble flooring, High ceilings, Parking, Views, Utility room, Storage room, Solar panels, Security, Renovated, Playroom, Pet-friendly, Panoramic view, Outdoor kitchen, Helipad, Heating, Gourmet lounge, Fireplace, Exterior, Equipped Kitchen, Chill out area, Built-in wardrobes, Beauty salon, Barbecue, Alarm



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Important: Urban planning regulations are very favorable to the estate and its activities. The entire property complies with the standards governing Public Buildings (ERP).

Just 30 minutes from Montpellier, 15 minutes from all amenities and the hiking trails of the Grand Pic Saint-Loup, 45 minutes from the airport, train stations and one hour from the beaches.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

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