



# New Winery and House with Faugères, €1,007,000

34600, Faugères, Hérault, Occitanie

Ref: 340137757

\* Available \* 5 Beds \* 1 Bath

Located in Faugères, on a plot of approximately 6000 m2, a set of buildings including a NEW HOUSE of 230 m2 habitable, with quality services.

- Close to shops and cafés
- Golf courses
- Tourist area steeped in History
- Airports are not far away
- Good walking Country
- Tennis in most Villages
- Local Produce Markets
- Motorways or good roads to property
- Close to many river pursuits
- Horse riding and cycling
- Wine region

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**French Entrée**



## Property Description

Located in Faugères, on a plot of approximately 6000 m<sup>2</sup>, a set of buildings including a new house of 230 m<sup>2</sup> habitable, with quality services, built with current standards and up to standards, 5 bedrooms, swimming pool in enclosed courtyard, some finishes to consider.

A completely new cellar of 270 m<sup>2</sup> on the ground + a 270 m<sup>2</sup> level with garage for growing equipment, and functional apartment with a complete winemaking and growing equipment 3.73 ha of Faugères AOP vines, Mourvedre, Syrah, Grenache Noir, Grenache Blanc and Roussane.

Possibly a few hectares in rent to take over (not included in this sale).

The Wine business and an underlining income from the properties makes this place a very attractive proposition to lovers of Languedoc"

Minutes from **Béziers** and well situated to the larger cities of Narbonne, Carcassonne and Montpellier: also close to Airports, Motorway links and Railways. Tourism is the second industry of the region and is becoming increasingly popular for its ancient history and marvellous climate. Phoenicians, Greeks, Romans and Cathars have all left their mark as did Louis XIV with the Canal du Midi. In the other direction you have rivers, waterfalls and walking in Le **Parc naturel régional du Haut Languedoc**

