



# HISTORICAL PROPERTY OF LANGUEDOC ON 33 HA – 40 MIN FROM MONTPELLIER,

€3,710,000

Ref: 1918LR

Hérault, Occitanie

\* For Sale \* 6 Beds \* 500m2

The bastide in the heart of its park and outbuildings is the site of operations.

- chateau
- vineyard
- languedoc
- france

Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 

## Property Description

### HOUSING

The Château, of **neo-classical inspiration**, was built at the beginning of the 19th century during the golden age of Languedoc winegrowing. It offers approximately 500 m<sup>2</sup> of living space

**Although habitable, the castle needs some refurbishment and restoration work.**

### VINEYARD

Land of 35 ha including 33 ha of vines in good condition. The vineyard is located on different qualitative terroirs.

Grape variety mainly in red **AOP Languedoc**. The balance in **IGP Oc**.

Much of the **vineyard is irrigated**.

### WINERY & OUTBUILDINGS

**The cultivation equipment is complete** without harvesting machine.

The traditional wine-making and storage cellar offers **600 m<sup>2</sup>**. It is traditionally equipped to work and store wines in good conditions (bottles and bulk).

**A second building** block allows bottling and packaging.

The property also has two sheds used for the **storage of growing material**.

The sales cellar and various offices are set up at the entrance to the estate in an independent building

The cultivation equipment is complete without a harvesting machine.



