



EXCEPTIONAL 36HA ESTATE WITH HISTORY,  
VIEWS & NATURE.



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PROPERTY FACT FILE	
REFERENCE	A42973RSI30
PRICE	€ 1,360,000 £ 0* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	5
ACCOMMODATION	1200 m <sup>2</sup>
LAND	366000 m <sup>2</sup>
TOWN	Sauve
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Family Home
CONDITION	To be renovated
FEATURES	Swimming Pool, Garage, Barns - outbuildings
*Price based on current exchange rate which is subject to change	





- 36 hectares in one single block
- Absolute privacy, dominant position
- Natural spring pool
- Business potential
- No overlooking neighbors

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This remarkable property enjoys a commanding position with no overlooking neighbors, surrounded by preserved countryside and rolling landscapes. The setting offers absolute tranquility while remaining accessible.

Only 1hr from Montpellier and close to an authentic and charming

## DESCRIPTION

Originally built in 1640 and transformed over centuries, the main residence offers approx. 1,200 m<sup>2</sup> of living space over several levels, inspired by Tuscan architecture. A major structural and aesthetic renovation was completed in the 1980s–1990s.

The main building offers on the ground floor (approx. 345 m<sup>2</sup>)

- Central entrance hall
- Main kitchen
- Main reception room (105 m<sup>2</sup>) with fire place
- Second, more intimate lounge (21 m<sup>2</sup>)
- Library (29 m<sup>2</sup>)
- Multipurpose room (37 m<sup>2</sup>)
- Additional garden-facing salon (48 m<sup>2</sup>)
- Various annex spaces

On the first floor (approx. 231 m<sup>2</sup>)

- 7 bedrooms
- 2 master suites (31 m<sup>2</sup> and 29 m<sup>2</sup>), each with private bathroom
- 3 bedrooms (14 m<sup>2</sup>, 16 m<sup>2</sup>, 19 m<sup>2</sup>) with an access to private terrace overlooking patio with Italian fountain
- Large children's bedroom (29 m<sup>2</sup>)
- Office
- Dressing room
- 2 additional shower rooms

Independent Apartment

- Located in a stone building overlooking the valley and connected to the main house.

- Covered 82 m<sup>2</sup> terrace
- Large living room (91 m<sup>2</sup>) with exposed beams
- Open mezzanine (approx. 50 m<sup>2</sup>)

Wine cellar (123 m<sup>2</sup>)

- Formerly used for wine and breeding
- Original elements preserved
- Convertible according to needs
- 230 m<sup>2</sup> vaulted stone underground storage cellar

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42973RSI30>

COMPLETE FILE AND PHOTO ON REQUEST



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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE

DPE not required.

## NOTICE

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## CONTACT

Réf :A42973RSI30  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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