



EXCEPTIONAL 36HA ESTATE WITH HISTORY,
VIEWS & NATURE.



| PROPERTY FACT FILE | |
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| REFERENCE | A42973RSI30 |
| PRICE | € 1,360,000 £ 0* *agency fees to be paid by the seller |
| BEDROOM | 11 |
| BATHROOM | 5 |
| ACCOMMODATION | 1200 m ² |
| LAND | 366000 m ² |
| 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 m² 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 m²)

- Central entrance hall
- Main kitchen
- Main reception room (105 m²) with fire place
- Second, more intimate lounge (21 m²)
- Library (29 m²)
- Multipurpose room (37 m²)
- Additional garden-facing salon (48 m²)
- Various annex spaces

On the first floor (approx. 231 m²)

- 7 bedrooms
- 2 master suites (31 m² and 29 m²), each with private bathroom
- 3 bedrooms (14 m², 16 m², 19 m²) with an access to private terrace overlooking patio with Italian fountain
- Large children's bedroom (29 m²)
- 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 m² terrace
- Large living room (91 m²) with exposed beams
- Open mezzanine (approx. 50 m²)

Wine cellar (123 m²)

- Formerly used for wine and breeding
- Original elements preserved
- Convertible according to needs
- 230 m² 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

Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A42973RSI30
FILE COMPLETE
AND PHOTOS
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