

A HISTORIC VINEYARD ESTATE SPANNING OVER 47 HECTARES, IN THE HEART OF THE MINERVOIS

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PROPERTY FACT FILE

REFERENCE	A43029GUB34
PRICE	€ 1,392,000 £ 0* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	6
ACCOMMODATION	442 m²
LAND	470000 m²
TOWN	Cesseras
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison, Family Home, Gite
CONDITION	
FEATURES	Swimming Pool, Barns - outbuildings, Business potential

*Price based on current exchange rate which is subject to change





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- Prestigious wine appellation.
- Ideal for a multi-generational family project and/
- Immediate profitability
- Strong agronomic potential thanks to irrigation
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EXCEPTIONAL VINEYARD ESTATE
In the Heart of the Minervois – A Historic Estate Spanning Over 47 Hectares

A rare property where heritage, vineyards and the French art of living

DESCRIPTION

AN EXCEPTIONAL RESIDENTIAL ESTATE

The property comprises two substantial character homes, of approximately 218 sqm and 180 sqm, each offering generous living and entertaining spaces together with several bedrooms.

The first is particularly appealing for its original stone vaults and exposed stonework, while the second offers beautifully proportioned living areas and a spacious kitchen.

Two independent guest cottages, of approximately 40 sqm and 50 sqm, further enhance the property. Each has its own terrace and access to the swimming pool, providing an ideal setting for family and friends or the development of a discreet hospitality business.

A separate 70 sqm apartment, together with several outbuildings and agricultural facilities, completes the estate.



A VINEYARD IN AN EXCEPTIONAL TERROIR

The estate benefits from an outstanding agricultural asset comprising 25.886 hectares of productive vineyards, including approximately 16 hectares classified within the AOC La Livinière appellation, one of the most prestigious wine appellations of the Minervois.

The vineyards are farmed according to organic agricultural practices.

The property also benefits from significant irrigation potential, with 17 hectares currently irrigated out of 23 hectares suitable for irrigation.

In addition to the vineyards, the estate includes approximately 8.96 hectares of agricultural land, a one-hectare olive grove, and approximately 12 hectares of scrubland and woodland, predominantly pine fores...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43029GUB34

COMPLETE FILE AND PHOTO ON REQUEST

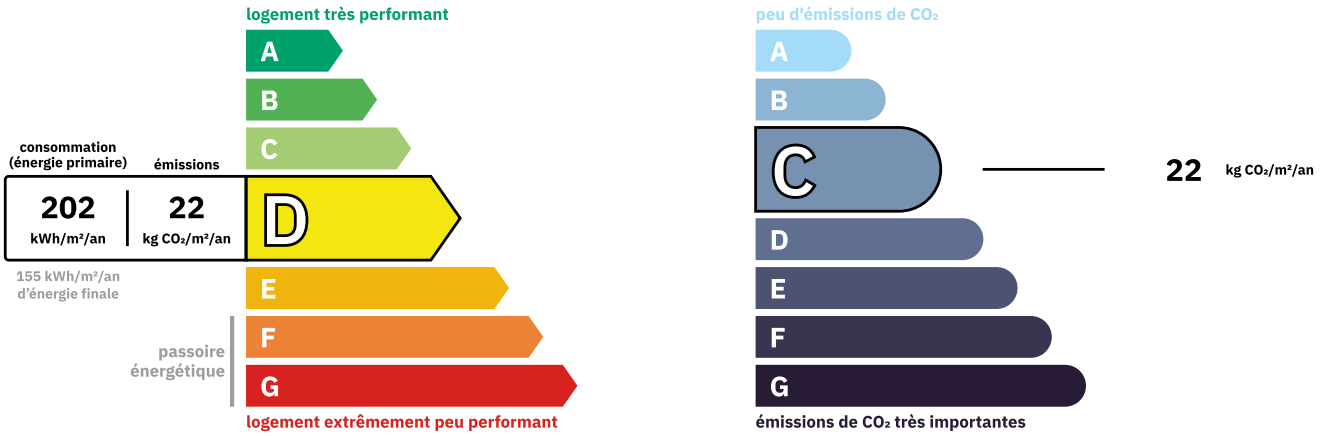
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 7674 € and 10382€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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