LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43029GUB34 Price: 1 392 000 EUR

agency fees to be paid by the seller

A historic vineyard estate spanning over 47 hectares, in the heart of the Minervois















INFORMATION

Town:	Cesseras
Department:	Hérault
Bed:	13
Bath:	6
Floor:	442 m2
Plot Size:	470000 m2

IN BRIEF

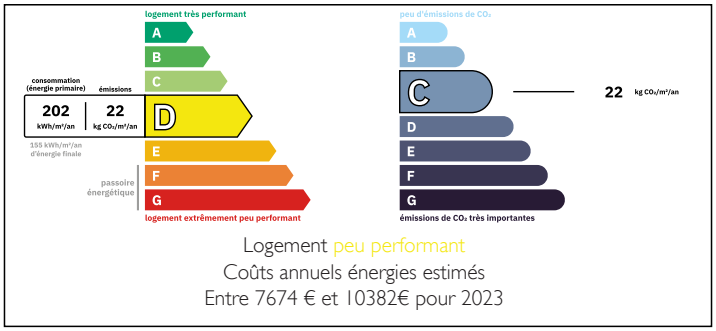
EXCEPTIONAL VINEYARD ESTATE
In the Heart of the Minervois – A Historic Estate Spanning Over 47 Hectares

A rare property where heritage, vineyards and the French art of living come together in an unspoilt natural setting.

In the heart of the Minervois, one of the Languedoc's most sought-after wine regions, this exceptional vineyard estate spanning more than 47 hectares offers a rare combination of heritage, nature and viticultural potential.

Nestled in a preserved and private setting, the estate is centred around a historic ensemble of buildings whose origins are believed to date back to the 15th century, surrounded by a magnificent park planted with century-old cedar trees.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 7674 € et 10382€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière: **6347 EUR**

NOTES

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