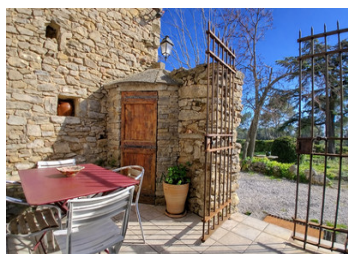


47-ha organic wine estate, 26 ha AOC Minervois, 441 m farmhouse, 5 units & pool



INFORMATION

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

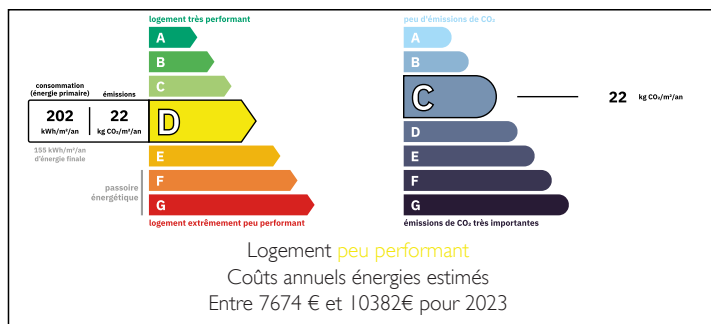


IN BRIEF

Located in the heart of the Minervois, within one of the area's most renowned appellations, this magnificent organic wine estate is set in a preserved natural environment, imbued with authenticity and serenity.

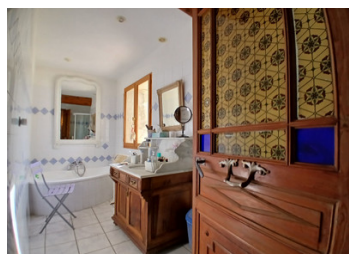
The residential buildings, whose origins date back to the 15th century, form a rare and harmonious ensemble of character, combining heritage, elegance and outstanding operating potential.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 6347 EUR

NOTES

DESCRIPTION

The estate comprises an extensive group of buildings used for residential and storage purposes, arranged around the following:

Two spacious residential houses with terraces overlooking the park of century-old cedar trees.

* The first house, offering approximately 218 sq m, comprises a fully fitted kitchen of about 22 sq m, three reception rooms (living / dining rooms) with exposed stone vaulted ceilings, a guest WC, and, on the upper floor, four bedrooms and a bathroom.

* The second house, offering approximately 180 sq m, features a large 32 sq m kitchen, a living room and a dining room, as well as a pantry and a boiler room on the ground floor, and four bedrooms and a bathroom on the first floor.

* Two independent gîtes:

The first, approximately 40 sq m, includes a living area, one bedroom, a shower room and a WC.

The second, approximately 50 sq m, offers two bedrooms.

Both gîtes benefit from a terrace with direct access to the swimming pool.

* One staff apartment of approximately 70 sq m, intended for the estate employee, comprising a kitchen, a living room, a sitting room, two bedrooms and a bathroom.

* Two storage buildings of approximately 70 sq m each, and a machinery shed of approximately 50 sq m.

The entire property extends over an exceptional area of more than 47 hectares, including 17 hectares already irrigated out of 23 hectares that are irrigable, broken down as follows: