LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46681RAB34 Price: 5 400 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (5 150 000 EUR without fees)

Exceptional Historic Wine Estate with Château, Vineyard and Hospitality Business in the Heart of the Languedoc















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-Pargoire
Department:	Hérault
Bed:	24
Bath:	20
Floor:	1625 m2
Plot Size:	320000 m2

IN BRIEF

Set in one of Southern France's most sought-after wine-producing regions, between Montpellier and Béziers and just a short drive from the historic town of Pézenas, this remarkable wine estate enjoys an idyllic setting on the banks of the Hérault River. Combining a prestigious château, productive vineyard and an established hospitality business, the estate offers an exceptional opportunity to acquire one of the region's finest historic properties.

Originally built in 1750 as the summer residence of one of Napoleon's generals, the château has been carefully restored, preserving its rich heritage while offering the comfort and refinement expected of such a prestigious property. Behind its elegant façade lies an impressive blend of period architecture, generous living spaces and modern amenities, all set within approximately 2.5 hectares of magnificent private wooded parkland complete with two swimming pools and a guest spa.

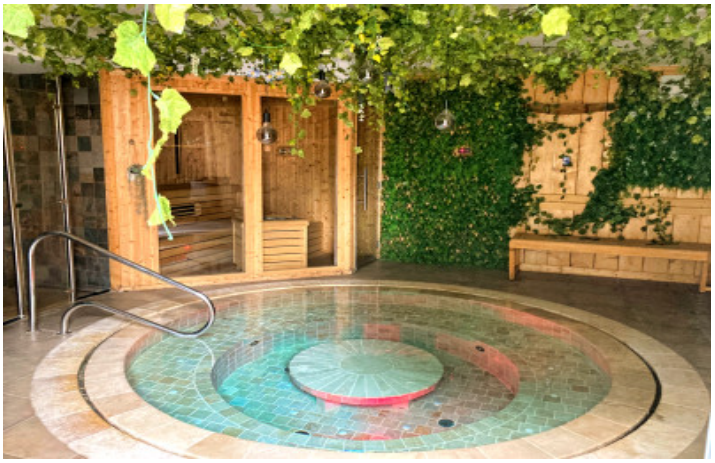
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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DESCRIPTION

The château currently operates as a boutique bed and breakfast, offering five guest suites alongside an elegant four bedroom private owner's apartment. The owner's accommodation benefits from two private terraces, a living room, kitchen and an impressive library. The château also boasts four interconnecting reception rooms on the ground floor, perfectly suited to entertaining.

Complementing the château are seven independent gîtes, allowing the estate to accommodate up to 62 guests. Together, the guest accommodation, spa facilities and extensive grounds have established the property as a highly regarded destination for holidays, weddings, private celebrations and professional events, providing multiple income streams and considerable scope for further development.

NOTES

The vineyard extends to approximately 30 hectares, of which 23.4 hectares are currently in production and classified as IGP Pays d'Oc. The vines comprise approximately 62% red varieties (Merlot and Cabernet Sauvignon) and 38% white varieties (Vermentino and Chardonnay). The entire vineyard operation is currently outsourced, with the annual harvest delivered to the Saint-Pargoire cooperative winery, allowing the business to operate with minimal day-to-day management.

The estate also benefits from an impressive 1,200 m² winery, partially integrated into the château itself. With a production capacity of 1,120 hectolitres, the facilities include a barrel ageing cellar capable of housing 500 barrels, offices, a retail shop and a 90 m² agricultural hangar. At present, the winery buildings and vineyards are leased, generating rental income for the current owners. However, a future purchaser could choose to continue this arrangement or resume direct wine...