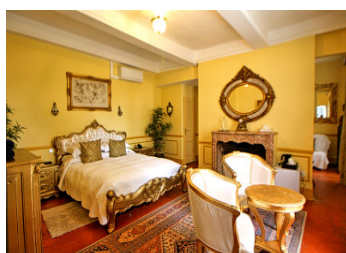


## Exceptional Historic Wine Estate with Château, Vineyard and Hospitality Business in the Heart of the Languedoc



## INFORMATION

|                    |                       |
|--------------------|-----------------------|
| <b>Town:</b>       | <b>Saint-Pargoire</b> |
| <b>Department:</b> | <b>Hérault</b>        |
| <b>Bed:</b>        | <b>23</b>             |
| <b>Bath:</b>       | <b>19</b>             |
| <b>Floor:</b>      | <b>1625 m2</b>        |
| <b>Plot Size:</b>  | <b>320000 m2</b>      |



## ENERGY - DPE

DPE not required.

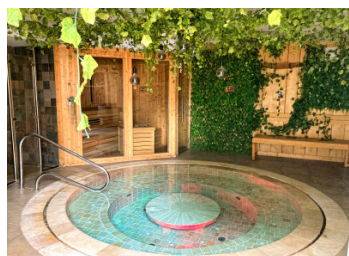
## IN BRIEF

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.

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.



## DESCRIPTION

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

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 m<sup>2</sup> semi-underground 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 m<sup>2</sup> 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...