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## Former Stone Winegrower's Estate Set In Approximately 7 Ha Of Land, Offering...

**Olargues** , **Herault** , **Occitanie**



# €781,100

**inc. of agency fees**

6 Beds

2 Baths

Situated 15 minutes from Roquebrun, 15 minutes from Olargues, 10 minutes from Mons la Trivalle, 100 m from the river. It is said that very Englishman's...

### At a Glance

<b>Reference</b>	MFH-LFR-VRO799000E	<b>Near to</b>	Olargues	<b>Price</b>	€781,100
<b>Bed</b>	6	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Situated 15 minutes from Roquebrun, 15 minutes from Olargues, 10 minutes from Mons la Trivalle, 100 m from the river.

It is said that very Englishman's dream is to own a vineyard in the south of France. Here it is and it comes with a choice of Rolls Royce ! This historic estate, built in 1635, is a true pearl of heritage rooted in its Roman origins. Nestling in 7 hectares of parkland, it is distinguished by its stone construction, a noble, local material that gives the building an authentic, timeless character. With 300 m<sup>2</sup> of living space and the possibility of creating a separate flat, this estate harmoniously combines the elegance of 17th-century architecture with the serenity of an exceptional natural setting. This place steeped in history offers a unique atmosphere.

Entrance hall = 65 m<sup>2</sup> garage with old wine press and wine vats + small detached garage + vaulted cellar.

Garden level = Attractive terrace of approximately 40 m<sup>2</sup> + entrance to living room of 16.4 m<sup>2</sup> with Languedoc fireplace and stone sink + dining room of 25.6 m<sup>2</sup> and access to a study/bedroom of 12.3 m<sup>2</sup> + laundry room of 10 m<sup>2</sup> with external access + kitchen of 15 m<sup>2</sup> with external access + hall of 7 m<sup>2</sup> with access to the garage.

1st = 8 m<sup>2</sup> hall + 13.4 m<sup>2</sup> bedroom with reversible air conditioning + 7.2 m<sup>2</sup> bathroom (WC, bath, shower, washbasin) + 14.6 m<sup>2</sup> bedroom + 17.2 m<sup>2</sup> bedroom with access to another 13.6 m<sup>2</sup> bedroom + 2 m<sup>2</sup> hall + possibility of creating an independent flat with a 15.3 m<sup>2</sup> room/dressing/study with access to the rear of the property + 10.3 m<sup>2</sup> (shower, washbasin, WC) + 4.2 m<sup>2</sup> hall + 10.6 m<sup>2</sup> bedroom + 13 m<sup>2</sup> former kitchen with external access + 30 m<sup>2</sup> living room with external access.

2nd = Hall of 10 m<sup>2</sup> + 3 attic rooms of 12.7 m<sup>2</sup>, 11.7 m<sup>2</sup> and 8.6 m<sup>2</sup> + attic space.

Exterior = Several adjoining plots of undeveloped farmland + large 120 m<sup>2</sup> spring-fed pond

(with goldfish) + above-ground swimming pool (under renovation) + plot of garrigue land on hillside + large uncultivated fields.

Miscellaneous = Double-glazed windows + electric heating + 2 reversible air-conditioning units + estimated amount of annual energy consumption for standard use: between 4357 € and 5895 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of 1473 € + refreshments to foresee + possibility of buying 2 additional buildings (stone farm barns) and additional land including several vineyards (the most recent being 1,000 vines of Syrah on the river bank) + septic tank (2007) + telephone/internet, mains electricity and mains water.

Price = 781.100 € (Live a dream !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 71534

Property Size: 300 m2

Property Lot Size: 72,010 m2

Bedrooms: 6

Bathrooms: 2

Reference: VRO799000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€781,100

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie





## Gallery

















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**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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