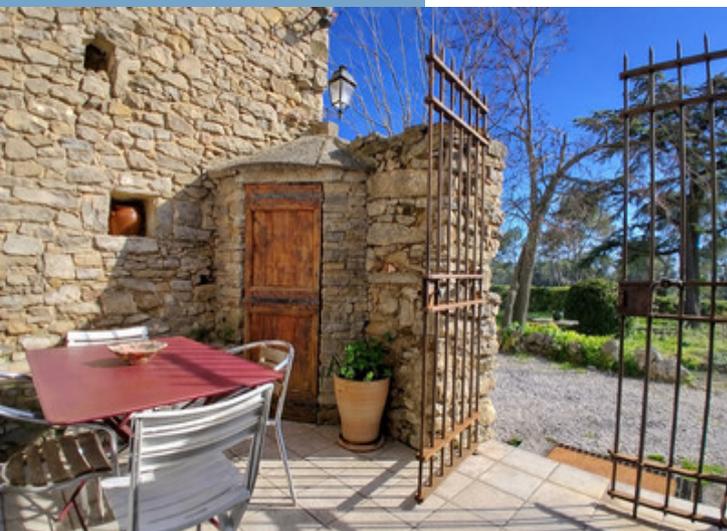




PRESTIGIOUS WINE ESTATE – EXCEPTIONAL  
PROPERTY IN THE HEART OF THE MINERVOIS  
(15TH-CENTURY BUILDINGS SET ON 47

PRESTIGIOUS WINE  
ESTATE – EXCEPTIONAL  
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(15TH-CENTURY BUILDIN...



## PROPERTY FACT FILE

REFERENCE	A43029GUB34
PRICE	€ 1,420,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	442 m <sup>2</sup>
LAND	560000 m <sup>2</sup>
TOWN	Cesseras
DEPARTMENT	
LOCATION	Isolated
TYPE	Gîtes, House, Country House
CONDITION	
FEATURES	Swimming Pool, Barns - outbuildings, Business potential

\*Price based on current exchange rate which is subject to change

- Prestigious wine appellation.
- Ideal for a multi-generational family project and/
- Immediate profitability
- Strong agronomic potential thanks to irrigation
- 

PRESTIGIOUS WINE  
ESTATE – EXCEPTIONAL  
PROPERTY IN THE HEART  
OF THE MINERVOIS  
(15TH-CENTURY  
BUILDING...)

Ref : A43029GUB34

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,

## 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:

\* 25.88 hectares of producing vineyards (detailed parcel plan

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43029GUB34>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

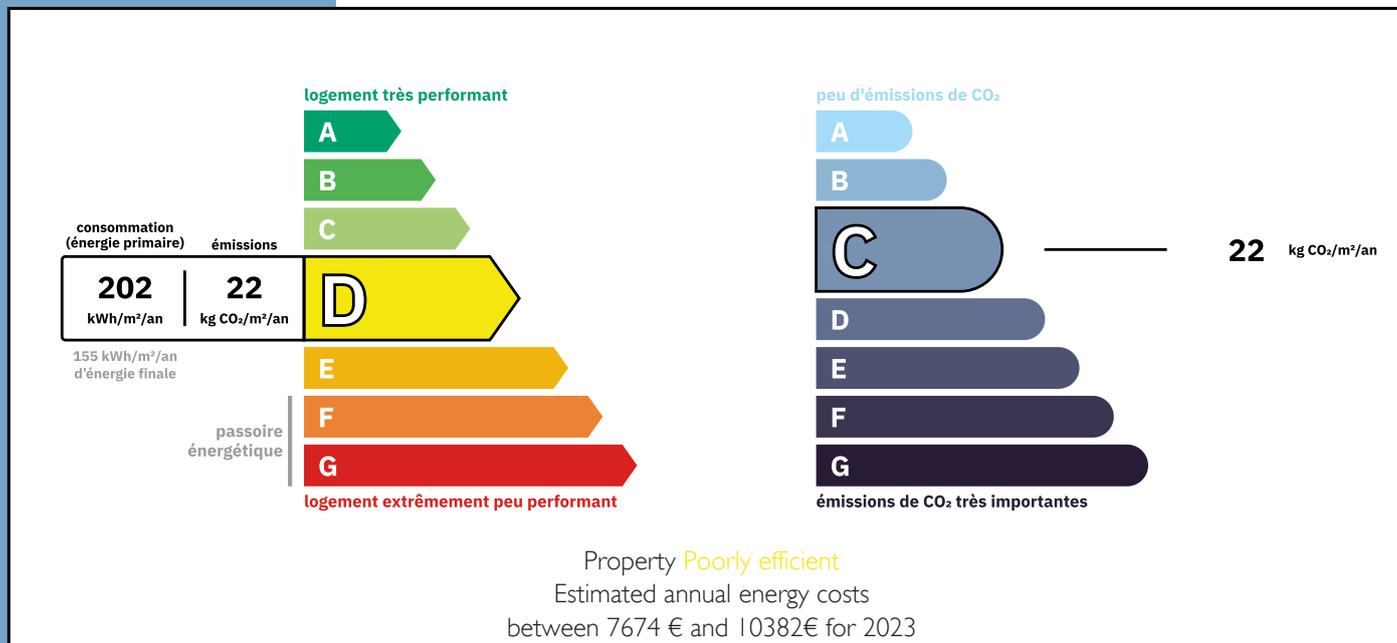
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PRESTIGIOUS WINE ESTATE –  
EXCEPTIONAL PROPERTY IN  
THE HEART OF THE  
MINERVOIS (15TH-CENTURY  
BUILDING...)

Ref : A43029GUB34

## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A43029GUB34  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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