



## Winegrowing Estate And Wine Tourism Comple



### Agenten-Info

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Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
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Sprachen:	English, French
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### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 2,901,564.57

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Béziers
Postleitzahl:	34500
Veröffentlicht:	03.03.2026

#### Beschreibung:

A 20-hectare wine estate with vineyards and olive groves, located on the outskirts of the village, facing the Beziers plain. The estate features a modern winery equipped with 20 cylindrical stainless steel vats with a total capacity of 1,330 hectoliters, as well as top-of-the-range equipment (destemmer/sorter, pneumatic press, reversible chiller) to ensure top-quality vinification.

- Location: Village with all amenities, nursery and primary schools, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

The property also includes a 95 m2 single-storey detached contemporary house, ideal for a wine tourism gite. The gite is fully equipped (barbecue, garden furniture, private parking, TV, Wi-Fi) and offers a comfortable setting with reversible heating/air conditioning.

The estate benefits from an exceptional environment, ideal for wine tourism. It's close to the Monts du Caroux and the Gorges d'Heric, as well as many tourist attractions: Pezenas, a city of art, the Prieure de Cassan, the Cirque de Moureze, Villeneuve, the Lac du Salagou, Beziers and the UNESCO World Heritage Canal du Midi (with its nine locks), not forgetting the Mediterranean Sea just a few kilometers



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away (Valras-Plage, Cap d'Agde:).

The estate's annual production is around 650 hectolitres of wine, or some 80,000 75 cl bottles, offering excellent potential for a complete wine tourism project, combining wine production and tourist facilities.

The buildings

(840 m<sup>2</sup> in all, built in 2013 around a 194 m<sup>2</sup> mediterranean patio on a 2.60-hectare plot)

62 m<sup>2</sup> sales and tasting cellar, 12 m<sup>2</sup> hallway and WC with washbasin, 28 m<sup>2</sup> office.

Cellar 1: 230 m<sup>2</sup> vinification cellar with 1,320 hectoliters of stainless steel vats with cooling belt.

Cellar 2: 110 m<sup>2</sup> barrel-ageing cellar. Air-conditioned.

Cellar 3: Built in 2015, 130 m<sup>2</sup> annex equipped with 4 concrete tanks of 102 hectoliters each. Air-conditioned.

Bottle storage room 130 m<sup>2</sup>.

Gite/Habitation (100 m<sup>2</sup> and rented 1000 Euros/week in season)

52 m<sup>2</sup> living room/equipped kitchen, 2.9 m<sup>2</sup> storeroom, 2 bedrooms of 13.7 m<sup>2</sup> and 13.2 m<sup>2</sup>, 4.4 m<sup>2</sup> shower room (Italian shower and double washbasin), wc with washbasin.

The vineyard (located about 4 kms from the domain)

30 hectares, including 20 hectares of vines in the Faugeres PDO area

- Syrah: 9.20 Hectares (46%)
- Grenache Noir, Lledoner: 3.85 Hectares (19%)
- Carignan: 2.50 Hectares (13%)
- Mourvedre: 2.00 Hectares (10%)
- Grenache Gris: 1.60 Hectares (8%)
- Collection gris et roses: 0.85 Hectares (4%)

Around 3 hectares were uprooted in 2025 (low production, missing and obsolete trellises), to be replanted.

Olive tree grove

250 trees around the winery and on the edge of the vineyards

Varieties: Lucques, picual, arbequine, leccino, picholine

Average age of trees: 50 years, some 400 years and older.

Miscellaneous: Reversible air-conditioning, annual property tax of 3600 Euros, estimated amount of annual energy consumption for standard use: between 586 Euros and 794 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), 350 m<sup>2</sup> parking area (15 spaces of 25 m<sup>2</sup> each), average harvest between 650 and 750 hectoliters, all sold in bottles, 90% for export and 10% in



France, sales in France are currently under-exploited, as are cellar sales.

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.

#### Other Features

Property Size: 840 m<sup>2</sup>

Property Lot Size: 26,000 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 1

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## Allgemein

Schlafzimmer:	2
Badezimmer:	1
Grundstücksgröße:	300000 m <sup>2</sup>

## Versorgungsdetails

Heizung:	Ja
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	IX8.229.891
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