

# A Unique Estate With Rare Potential - A Multi-Faceted Gem To Discover



## Information de l'agent

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## Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,480,402.52

## Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Béziers
Indicatif régional:	34500
Soumis:	09/01/2026

### Description:

Located at the gateway to a dynamic town in the Orb Valley featuring primary and secondary schools, cafes, restaurants, and supermarkets. This prime location is just 30 minutes from Beziers and Pezenas, 10 minutes from Lake Salagou, and 50 minutes from Montpellier and the Mediterranean beaches.

Nestled in the heart of a preserved valley spanning 13 hectares, this historic estate, formerly a grain mill (1643) and later a paper mill (1750-1860), offers exceptional versatility for a wide range of projects. Its vast structural volumes, natural setting, and heritage are perfectly suited for eco-tourism (gites, guest houses, immersive retreats), wine tourism (tastings, tours, workshops), or prestige events such as weddings, seminars, and private or cultural receptions.

With nearly 1000 m<sup>2</sup> of living space plus various outbuildings, the estate offers the possibility of being sold as a whole or in several lots. This allows for the creation of hybrid and evolving projects, blending viticulture, luxury accommodation, and event hosting.

A unique geographical and viticultural setting: situated in an atypical microclimate for the region, on a rare terroir of dolomite, shale, and limestone, the vineyard allows for the expression of prestigious grape varieties unusual for the Hérault, such as Pinot Noir, Riesling, and Viognier. This singularity gives the

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wines a distinct and original identity - a powerful asset for niche markets and ambitious viticultural ventures.

**Main House + external office + studio on level -1 (326 m2)**  
(all areas are floor area, excluding wall thickness)

Ground = 10 m2 entrance hall + 42 m2 living room with access to the rear terrace + storage cupboard + 32 m2 dining room with access to the terrace + 23 m2 kitchen (fixed units, electric oven, ceramic hob, 2 refrigerators, dishwasher) with access to the terrace + 4.5 m2 utility room + WC + 4 m2 staircase + 18 m2 office + large terrace with views over the vineyard and access to a room of approximately 25 m2 to be renovated + studio to be renovated in the basement (approximately 25 m2).

1st = 10 m2 hall + 14 m2 bedroom with en-suite shower room of 3 m2 (double washbasins, shower) + WC + 14 m2 bedroom with en-suite shower room of 6 m2 (double washbasins, shower, WC) + 16 m2 bedroom with 8.5 m2 mezzanine + 3 m2 shower room (shower, washbasin) + 10 m2 bedroom + 4 m2 shower room (shower, washbasin) + 20 m2 bedroom with 8.5 m2 mezzanine + 12 m2 bedroom with en-suite shower room of 4 m2 (shower and washbasin).

Exterior = Two terraces at the front and rear of the house + garden with swimming pool (9x4m, chlorine filtration).

Additional information = Oil-fired central heating + insulated house + roof in good condition + possibility to purchase fully furnished.

Ramonetage

Section A

Ground = 40 m2 shop + 14 m2 office + 22 m2 storage area + WC + 7 m2 corridor + two studios of 15.5 m2 and 13 m2.

1st = Apartment comprising a 62 m2 living room/kitchen (fixed units, electric oven, cooktop, dishwasher, refrigerator) + two 14 m2 bedrooms + one 10 m2 bedroom with en-suite shower room of 4 m2 + 4.5 m2 bathroom (shower, washbasin) + WC + possibility to extend into Section B by creating an intermediate floor.

Extras = Heating via fireplace + beautiful terrace overlooking a lovely meadow.

Section B

Ground floor of 93 m2, with the possibility of creating a first-floor level of 93 m2.

Cellar

297 m2 storage/winemaking cellar with an additional wooden mezzanine floor (conversion potential, ceiling height on upper level up to 4.50 m) + 45 m2 hangar + 15 m2 utility room.

Vineyards

Organically and biodynamically farmed for over 20 years, exceptional terroir at the foot of dolomitic

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cliffs with north and west exposure.

Total vineyard area: 9 hectares (Pinot Noir 50%, Viognier 15%, Riesling 9%, Syrah 20%, old grape varieties 6%) + 4 hectares of land ready for planting.

Average yield: 15 hl per hectare (no fertilizer input or irrigation) - approximately 20000 bottles.

List of vineyard equipment available on request

Extras = All roofs are in good condition + property tax of 8000 Euros + mains electricity + mains water (free of charge through a notarized water right) + allowance to be made for renovation of the individual sanitation systems (approximately 15000 Euros × 2), irrigation (water rights already secured for the estate). Cool-climate exposure, resilient to climate change.

**VINEYARD DEVELOPMENT SCENARIOS** available on request

The current owner is a consultant and expert in project development:

Planting of additional vineyards

Increase in production

Complementary crops: olive trees, pistachio trees, carob trees, pomegranate trees, truffle oaks

Market gardening for a dedicated unit

Enhancement and development of the estate's significant existing potential

Price = 1.275.000 Euros

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

Property Id : 78693

Property Size: 1,000 m<sup>2</sup>

Property Lot Size: 130,000 m<sup>2</sup>

Bedrooms: 11

Reference: B1275000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

Condition: Good

**Commun**

Chambres: 11  
Pied carré fini: 1000 m<sup>2</sup>  
Dimesions du lot: 130000 m<sup>2</sup>

**Utility details**

Heating: Oui

**Building details**

Outdoor Amenities: Pool

**Rental details**

Furnished: Oui

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: IX8.036.731

