



## A Complex Of Winegrowing Buildings On A Plot Of 1860 M2, Part Of Which Is Suitable For Development.



### Informazioni sull'Agente

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Nome:             | Freddy Rueda                                                                |
| Nome della ditta: | Freddy Rueda Sarl                                                           |
| Nazione:          | France                                                                      |
| Experience since: |                                                                             |
| Tipo di servizio: | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
| Telefono:         | +33 (467) 363-428                                                           |
| Languages:        | English, French                                                             |
| Sito web:         | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 377,136.61 |

### Posizione

|                              |            |
|------------------------------|------------|
| Nazione:                     | France     |
| Stato / Regione / Provincia: | Occitanie  |
| Città:                       | Faugeres   |
| Cap:                         | 34600      |
| Pubblicato:                  | 13/05/2026 |

### Descrizione:

Set in a hamlet with no local shops, 25 minutes from Beziers, 5 minutes from Faugeres, Gabian and Laurens, 10 minutes from Roujan, 15 minutes from Pezenas and 35 minutes from the beaches.

In the heart of the Faugerois region, within a privileged natural setting that is easily accessible, this rare wine-growing estate offers significant development potential within the renowned Hérault terroir. The buildings benefit from excellent visibility and ideal logistics for artisanal production and sales. With a footprint of approximately 1860 m<sup>2</sup>, the property comprises several functional areas: a historic wine cellar complemented by an extension dedicated to winemaking, ageing cellars, storage areas and dry goods storage, as well as a large agricultural shed for farming equipment. The property is in good overall condition and offers numerous opportunities for development. A building plot also allows for the construction of a residential and/or commercial building of approximately 400 m<sup>2</sup> over two storeys, ideal for a wine cellar, offices, a residence or a wine tourism project. A unique property, combining authenticity, functionality and potential for appreciation, in the heart of a sought-after wine-growing region.



## Building A

132 m2 cellar/wine store with access to a 110 m2 winemaking cellar. On the lower level: a 193 m2 warehouse + 14 m2 storage room + 14 m2 toilet + 40 m2 barrel cellar + 28 m2 office.

## Building B

165 m2 equipment shed.

Miscellaneous = The framework of the extension consists of a metal structure and Siporex (the building dates from 2002) + the roof consists of fibre insulation panels and support panels for aged canal tiles + not subject to energy performance diagnostics + electrical installations are in working order + water is supplied via the municipal network + effluent is treated by a cellar water recovery tank, with the water removed by the distillery, and a Biobed-type washing water recovery tank (evaporation).

Price = 325.000 Euros (Great potential)

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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 84482

Property Lot Size: 1,860 m2

Reference: RF325000E

## Other Features

Latest properties

Outside space

Private parking/Garage

Renovation required

With Land/Garden

## Comune

Dimensione del lotto: 1860 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.476.964



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