



Unique Estate With Rare Potential



Agent Info

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Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,473,228.36

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Béziers
Postcode:	34500
Geplaatst:	11-03-2026
Omschrijving:	

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 m2 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 Herault, such as Pinot Noir, Riesling, and Viognier. This singularity gives the wines a distinct and original identity - a powerful asset for niche markets and ambitious viticultural ventures.

- Location: 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.

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

- Ground floor: 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 floor: 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 floor: 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 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

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: 1,000 m2

Property Lot Size: 130,000 m2

Bedrooms: 11

Bathrooms: 7

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, 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 Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault 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 Herault 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.

Herault 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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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

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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Algemeen

Slaapkamers:	11
Badkamers:	7
Lot Afmeting:	130000 m ²

Utility details

Heating:	Ja
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Building details

Outdoor Amenities:	Pool
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Rental details

Furnished:	Ja
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Lease terms

Date Available:

Contact information

IMLIX ID:

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