



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



Agent Info

Naam:	Freddy Rueda
Bedrijfsnaam:	Freddy Rueda Sarl
Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (467) 363-428
Languages:	English, French
Website:	https://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 377,136.61

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Faugeres
Postcode:	34600
Geplaatst:	13-05-2026

Omschrijving:

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 m², 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 m² 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

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

Algemeen

Lot Afmeting: 1860 m²

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.476.964



IMLIX

IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

