



EXCEPTIONAL 36HA ESTATE WITH HISTORY, VIEWS & NATURE.



PROPERTY FACT FILE	
REFERENCE	A42973RSI30
PRICE	€ 1,360,000 £ 0* *agency fees to be paid by the seller
BEDROOM	11
BATHROOM	5
ACCOMMODATION	1200 m²
LAND	366000 m²
TOWN	Sauve
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Family Home
CONDITION	To be renovated
FEATURES	Swimming Pool, Garage, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- 36 hectares in one single block
- Absolute privacy, dominant position
- Natural spring pool
- Business potential
- No overlooking neighbors

EXCEPTIONAL 36HA
ESTATE WITH HISTORY,
VIEWS & NATURE....

Ref : A42973RSI30

This remarkable property enjoys a commanding position with no overlooking neighbors, surrounded by preserved countryside and rolling landscapes. The setting offers absolute tranquility while remaining accessible.

Only 1hr from Montpellier and close to an authentic and charming

DESCRIPTION

Originally built in 1640 and transformed over centuries, the main residence offers approx. 1,200 m² of living space over several levels, inspired by Tuscan architecture. A major structural and aesthetic renovation was completed in the 1980s–1990s.

The main building offers on the ground floor (approx. 345 m²)

- Central entrance hall
- Main kitchen
- Main reception room (105 m²) with fire place
- Second, more intimate lounge (21 m²)
- Library (29 m²)
- Multipurpose room (37 m²)
- Additional garden-facing salon (48 m²)
- Various annex spaces

On the first floor (approx. 231 m²)

- 7 bedrooms
- 2 master suites (31 m² and 29 m²), each with private bathroom
- 3 bedrooms (14 m², 16 m², 19 m²) with an access to private terrace overlooking patio with Italian fountain
- Large children's bedroom (29 m²)
- Office
- Dressing room
- 2 additional shower rooms

Independent Apartment

- Located in a stone building overlooking the valley and connected to the main house.

- Covered 82 m² terrace
- Large living room (91 m²) with exposed beams
- Open mezzanine (approx. 50 m²)

Wine cellar (123 m²)

- Formerly used for wine and breeding
- Original elements preserved
- Convertible according to needs
- 230 m² vaulted stone underground storage cellar

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42973RSI30>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

EXCEPTIONAL 36HA ESTATE
WITH HISTORY, VIEWS &
NATURE....

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A42973RSI30

ENERGIE-DPE

DPE not required.

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A42973RSI30
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr