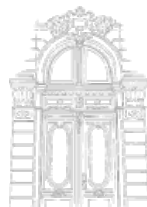


# PONCET & PONCET

*L'Immobilier d'Exception*

FRANCE

AUTHENTIC 13TH-CENTURY STONE FARMHOUSE SET IN 55 HECTARES, INCLUDING 15 HECTARES OF VINES, WITH COMMANDING VIEWS.



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— FRANCE —

**AUTHENTIC 13TH-CENTURY STONE FARMHOUSE SET IN 55 HECTARES,  
INCLUDING 15 HECTARES OF VINES, WITH COMMANDING VIEWS.**

**LOCATION:** Typical Languedoc stone farmhouse, situated on a hill 350 metres above sea level, with uninterrupted views, yet 4 km from a small town with all amenities, close to Clermont l'Hérault and its Salagou lake and 1 hour from Montpellier or the beaches. Totally secluded and nuisance-free, it is located at the end of a private concrete lane.

**DESCRIPTION:** The property is a group of buildings whose origins date back to the 13th century. It is organised around a pretty, protective, fortified courtyard and offers these spaces:

The entire property offers 495 m<sup>2</sup> of living space, including a private dwelling house with fireplace, 3 bedrooms and a study, a living room opening onto a shaded terrace, a large dining room and a south-facing conservatory.

2 gîtes with 2 bedrooms each, with terraces and garden areas

3 bedrooms for guests

A beautiful large vaulted room, formerly a sheepfold producing milk for making Roquefort cheese, is used as a reception room for 80 people, and there is another smaller reception room that can be used for seminars.

Depending on the room, there is central heating by heat pump, reversible air conditioning, electric radiators, fireplaces and wood-burning stoves.

Photovoltaic panels generate a handsome income.

There is a lovely 10 x 5 swimming pool in a field below.

**OUTBUILDINGS:** The former 250 m<sup>2</sup> wine cellar still has its equipment but is no longer in use. Work will be required to restore it to its former glory. There are also several areas formerly used as stables, goat shed, pigsty, etc. A 100 m<sup>2</sup> equipment shed (included in the sale) completes the property.

**WATER:** The property is supplied with water from a spring gushing out of a cliff on the property, stored in a 40 m<sup>3</sup> tank, as well as from a productive borehole 130 m below ground.

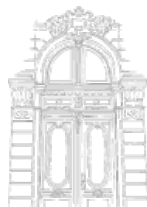
**LAND AND VINES:** The 55 hectares are all in one piece, including 22 ha of UAA and around 15 ha planted with Chardonnay vines (the majority), Grenache, Cinsault, Syrah and Merlot. Half of the vines (7.5 ha) are leased, the rest are free of leases, and all the grapes are currently taken to a cooperative cellar.

**WHAT WE THINK:** This property is ideal for a second home if you're looking for absolute peace and quiet, nature and a sense of isolation! We could reactivate the winegrowing business and continue with the existing reception facilities. For a main residence, although it already offers good facilities, you will need to consider updating the living areas and restoring the outbuildings.

Contact : Hélène DESSORT +33 614 60 32 32

Prix : 1 275 000 € FAI

Réf. 1834 PP.



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