

DOMAINE DE RODIÉ
34390 COLOMBIÈRES S/Orb - FRANCE

LOCATION

The property is situated in 'Le Parc Régional du Haut-Languedoc', in 'La Vallée de l'Orb'.

This beautifully protected nature reserve is full of atmosphere, historic villages and cities : Lamalou-le-bains with its golf course, spa with healing baths and warm water fountains, Olargues and Villemagne from the 12th century and Bédarieux, typical town in the Midi.

Nevertheless, all this nature and historical beauty, tourism is limited to hikers and nature lovers, even in full season there are never an exaggerated amount of people.

HISTORY

The property belonged to a mister Cremieu, famous fysics and professor at the Sorbonne. The family was owner of hundreds of acres of woodland and terrains with beautiful manor houses and mansions.

'Domaine de Rodié' was the summer residence of the family and 'les amis'.

Mister Cremieu's friends and colleges included Einstein and Mr. and Mrs. Curie.

A lot of inventions and applications in the area concerning energy, whether or not alternative, still are witness of this.

THE DOMAIN

Consists of approximately 60 acres of which 27 acres of forest and mountains and green oak (wild boar hunting)

The rest of the acreage is situated around the villa.

The existing infrastructure has 3 parts laying on 3 levels.

A) The villa

Colonial villa anno 1910 with picturesque drive of 200 m, flower garden, Private parking and parking for guests.

Level 1 ~

The renovated villa has a surface of 275 m².

2 terraces, one covered,

2 living rooms (one is used as dining room and office)

5 bedrooms, 2 bathrooms

Fitted Bosch kitchen with all comforts.

Loft 262 m², renovated

Level 2 ~

Beautiful courtyard with old trees, flowers and palm trees.

Prehistoric stone fossilised tree used as a table for 25 persons and barbeque.

Wine cellar (2000 bottles)

Garage et storage

Level 3 ~

A monumental rustic stair that leads from the court yard to the swimming pool (12 x 6 m), surrounded by 400 m² terrace and local 'Madale' stones.
Pergola and stone table, ornamental plants, fruit and shrubs.
4,5 acres of lawn with beautiful summer-house surrounded by old trees by the river.
Small private beach by the Orb that streams through the domain.

B) Conciergerie – apartments

Adjoining house with terrace and courtyard, divided in three apartments.
All with large accommodation, kitchen, bathroom, bedrooms.

C) Garage / atelier

Completely renovated. Can be used as workshop or living accommodation.
Insulated ceiling and walls. All necessary restorations have been completed.

D) The MAS

Completely restored MAS (2005) with terrace of 200 m²
Swimming pool (7 x 13 meter)

De MAS consists of :

Living room / office (45 m², oak flooring)
Open fire and 2 double glazed sliding doors.
Mezzanine, bedroom, WC and retro bathroom.
Covered terrace with 'Bourgogne' tiling and 200 year old olive tree.
Largest living room on the same level (80 m²) with 'Bourgogne' tiling.
Ceilings with old wooden beams.
2 large sliding doors (2,90 x 3 m)
Large kitchen(35 m²) 19th century tiling.
Central heating radiators in cast iron, open fire in natural stone.
Arched hallway, exclusive bathroom (oriental)
Floor heating
Upstairs :
Hallway with 3 bedrooms, bathroom, shower and WC
Central heating, Viessmann 2004 with 500 litre water capacity, sun panels

SUPERCIFIES UTILES (surface habitable)

<i>Villa</i>	275 m ²
Attic / loft	262 m ²
3 apartments	250 m ²
Workshop	150 m ²
Wine cellar & storage	77 m ²
Catacombs	200 m ²
Garden house	25 m ²
Terraces	700 m ²
Swimming pools	72 m ² + 91 m ²
<i>Mas</i>	350 m ²

ACCESIBILITY

By plane

The international flights land at the airports of Montpellier and Carcassonne (Ryanair)
You land in Carcassonne or Montpellier and arrive at your destiny in 1h15 min.
The nearest airport is Béziers at 1h distance for flights from Paris Orly

By car

'Autoroute du soleil' ..Lyon, Marseille. A9 following Montpellier, Béziers.
Alternative route such as the new bridge in Millau (highest bridge in the world).

TGV – about 6 h. travel time Brussels – Béziers.

Price

€ 2.200.000