

# LISLE-SUR-TARN- EXCEPTIONAL WINE ESTATE IN THE HEART OF OCCITANI

16 500 000 €

Ref 86835767B

Lisle-sur-Tarn - House / Villa 18406 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Located in Occitanie, in the Tarn department, near Albi and only 50 kilometers from Toulouse, this exceptional wine estate covers approximately 85 hectares entirely, in the historic Gaillac vineyard, under Protected Designation of Origin (PDO) and certified Organic Farming. The estate is set in a preserved natural environment, in the rolling hills known as 'Occitanian Tuscany', renowned for their mildness, heritage, and quality of life. At the heart of the property stands a Palladian-inspired castle of about 750 sqm dating from the 17th century, carefully restored and overlooking the vineyard. It notably features an indoor swimming pool and offers unobstructed views of the surrounding lands. The estate develops approximately 2,260 square meters of built space in total, including the castle and several ancillary buildings related to operation and reception. A buildable lot of about 1.379 hectares, with municipal approval for a hotel development project, completes the package and opens the way for high-quality tourism or event-related valorization. The property includes nearly 60 hectares of vineyards, with about 53 hectares planted with red grape varieties and 7 hectares with white grape varieties, benefiting from the well-exposed slopes on the right bank of the Tarn, with a southwest orientation and particularly favorable climatic conditions for the regularity and quality of the harvests. A nearby local aerodrome also allows for landing helicopters and light aircraft, facilitating access to the estate for a French and international clientele. The sale covers the entire estate, wine reserves and stocks, operational equipment, as well as the operating company. A rare property blending heritage, organic viticulture production, and strong development potential in one of the most authentic wine regions in the Southwest of France.

## Vaneau Trocadéro

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VANEAU TROCADÉRO 16th  
19, avenue Raymond  
Poincaré 75016 Paris

**Price :** 16 500 000 €

**Surface :** 18406 sq ft

**Rooms :** 15

**Floors :** 2

**Bathrooms :** 0

**Shower rooms :** 0

**Garden :** Yes

**Swimming pool :** Yes

**Caretaker :** Yes

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### VANEAU LOCATION

Une équipe dédiée à Paris,  
Neuilly et Boulogne



### VANEAU

Immobilier de prestige depuis  
1972



### VANEAU VIAGER

30 ans d'expérience en vente  
viagère



### VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

# VANEAU C'EST AUSSI



### VANEAU PATRIMOINE

Dispositifs de défiscalisation,  
SCPI, Assurances Vie



### VANEAU DIGITAL NEUF

La plate-forme digitale 100%  
immobilier neuf



### GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à  
Paris



### COURTAGE CRÉDITS

Exell Crédit immobiliers  
Assurances emprunteurs

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés