



LA BARAQUETTE

SEAFRONT VINEYARD ESTATE
SOUTH OF FRANCE



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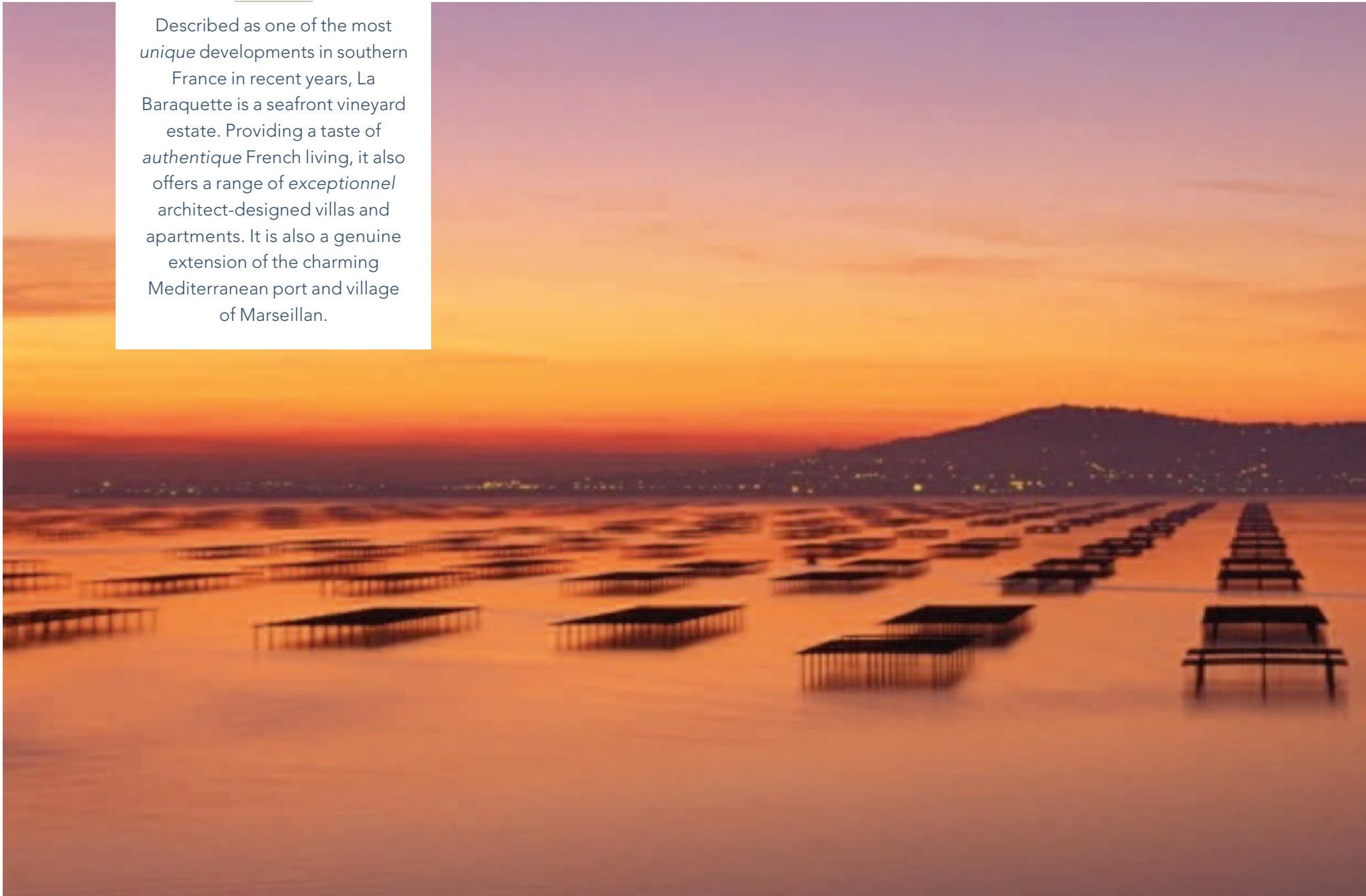


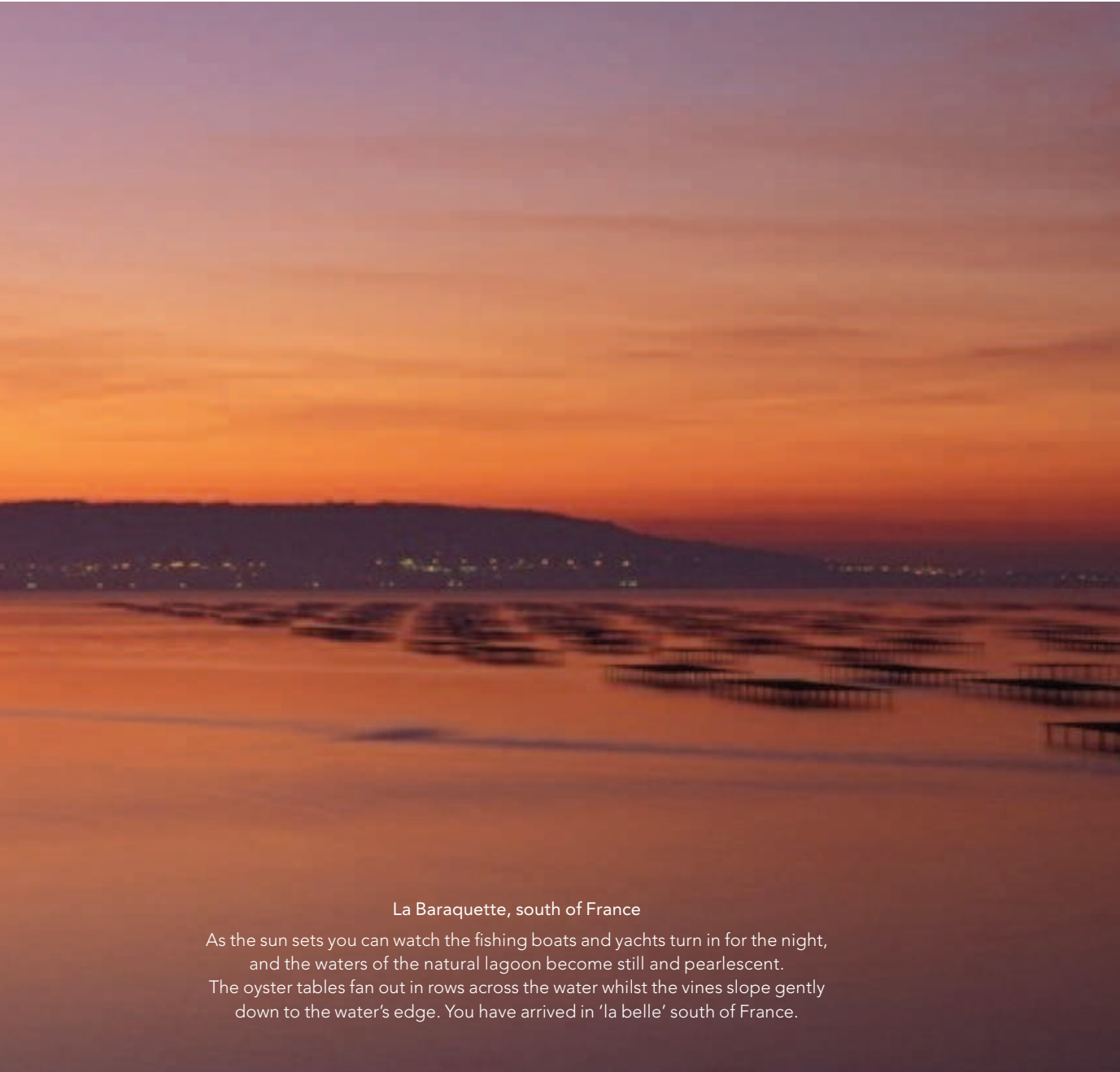
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PREMIUM
PARTNER

UNIQUE ✨ AUTHENTIQUE ✨ EXCEPTIONNEL

Described as one of the most *unique* developments in southern France in recent years, La Baraquette is a seafront vineyard estate. Providing a taste of *authentique* French living, it also offers a range of *exceptionnel* architect-designed villas and apartments. It is also a genuine extension of the charming Mediterranean port and village of Marseillan.





La Baraquette, south of France

As the sun sets you can watch the fishing boats and yachts turn in for the night, and the waters of the natural lagoon become still and pearlescent.

The oyster tables fan out in rows across the water whilst the vines slope gently down to the water's edge. You have arrived in 'la belle' south of France.

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90%

of the oysters farmed in the Mediterranean sea are sourced directly from the Thau Lagoon, the seafood capital of the Mediterranean.



The 62,000m² La Baraquette development next to the village and port of Marseillan, overlooking the Mediterranean.

“Marseillan is like St Tropez probably looked before Brigitte Bardot decided to grace the beach there. It is staggeringly pretty, with one of the most unspoiled ports in France. You can while away many an afternoon at the Château du Port restaurant, drinking wine and watching the boats go by.”

‘MAD ABOUT THE MED’
THE SUNDAY TIMES



WELCOME TO LA BARAQUETTE

15.3

acre plot – the highest point in Marseillan, with uninterrupted views over the Mediterranean.

La Baraquette enjoys an exceptional elevated site, with panoramic views across the vines, to the pearlescent waters of the lagoon, the Mediterranean and the ancient port of Sète beyond. This unique location merges naturally into the southern French village of Marseillan with its charming port-side restaurants, cafes and centuries old medieval quarter.

Set beside La Baraquette, a beautifully landscaped park will create a green oasis of peace and tranquility. And overlooking the water, fronting the architect-designed properties, the vineyard planted by the Seigneurie de Peyrat wine domain creates a Mediterranean hanging garden. Stroll a little further and you'll come upon the soft, golden sands of the beach.

Each property owner will be able to visit the restaurants, boutiques, spa, gym, art gallery and large wine-tasting cellar. They'll also enjoy concierge services and membership of our wine academy and nautical club, as well as a full suite of management and letting services, guaranteeing hassle-free ownership.

La Baraquette is unique in so many ways. It's a truly once-in-a-lifetime opportunity to experience authentic luxury like no other. Come for a visit and sample the spectacular views, superb local produce and the welcoming people of Marseillan and see years of pleasure and relaxation stretching out before you. But remember as the English say, 'L'oiseau qui arrive le premier attrape le vers.'*



MIGUEL ESPADA
CEO, PROPRIÉTÉS & CO

* The early bird catches the worm

The port of Marseillan at sunset



Concierge service from the wine academy



The beach at Sète across the lagoon



Picturesque Bouzigues village nearby





LA BARAQUETTE

AN EXCLUSIVE DEVELOPMENT BORDERED BY VINES AND SET ON THE
SHORES OF A BEAUTIFUL MEDITERRANEAN LAGOON

UNIQUE

The definition of unique is 'being the only one of its kind; unlike anything else'.

Such a description aptly applies to La Baraquette. An extension of the charming village and port of Marseillan, its plot gently rises up from the lagoon, producing some of the most spectacular views of the Mediterranean.

Enjoy a glass of Picpoul or rosé wine with oysters on the beach, or in one of the many restaurants or oyster bars by the natural lagoon.



Noilly Prat cellar located in the port of Marseillan.



UNIQUE LOCATION

THE ECO-TOURISM DEVELOPMENT OF LA BARAQUETTE HAS ALL THE
NATURAL CHARM OF THE REAL SOUTH OF FRANCE

700

different species can be found in the natural lagoon, including the celebrated seahorse.



The salt-water lagoon is home to flocks of flamingos, white herons and the celebrated seahorse; a true measure of the level of eco protection.

Discover the 'secret Mediterranean'

With over 300 days of sunshine, 200km of coastline, along with mountains, rivers, canals and lakes, the Languedoc region is truly special. For those looking for a little more culture, the region is also home to a thriving arts scene. The Montpellier 'Opera Orchestra Nationale' is one of the finest in France, and the city also boasts the Montpellier Dance Festival – one of the biggest in Europe. In nearby Sète, the 'Jazz à Sète' festival attracts famous names from all over the world. And every village and town in the region throws an annual 'fête' each summer, with an opportunity to mix with the locals, dine on local fare and enjoy the fireworks.

The 'pearl' of the Lagoon

A natural extension of the village and port of Marseillan, La Baraquette occupies land once carpeted in vines. Sitting in your garden or terrace on a warm evening, with a glass of chilled Picpoul wine in hand, you'll enjoy the view of oyster beds stretching out across the waters in an area considered to be the seafood capital of the Mediterranean. A protected salt-water lagoon with crystal clear waters that is home to flocks of flamingos and white herons, as well as the 'Bouzigues Oysters', said to be the finest in France. Beyond lies the port-town of Sète, rising from the sea and up towards Mont St Clair. There are also mile upon mile of sandy beaches to enjoy, peppered with chic beach clubs offering fine dining and evening cocktails.

Enjoy traditional village life

It's the estate's position on the edge of the charming and bustling village and port of Marseillan, that marks it out as truly unique. La Baraquette has been designed to be an extension of the village, helping to ensure that you'll always be in touch with the richness of the local culture around you. A short stroll away and you'll find yourself in the heart of the old town, surrounded by elegant 'maisons bourgeoises' and pretty squares. A little further on and there's the port, with its quays lined on both sides with wonderful restaurants, bars and cafés. Here you'll eat al fresco, with the fishing boats and leisure yachts plying in and out as the seagulls dart about overhead.



CÉCILE ESPADA
WINEMAKER
SEIGNEURIE DE PEYRAT

As an owner at La Baraquette you will receive a share in the ownership of a parcel of vines, managed by Cécile. You will be invited to workshops, cooking classes, private events and receive a gift of two cases of wine every year, delivered to your La Baraquette property.



De Peyrat Estate

AGENUINE VINEYARD RESORT



The famous Rosé de Peyrat, and below, the working vineyard at La Baraquette.

A vineyard estate

If you've ever dreamt of being a winemaker, now is your chance. The vines that tumble into the sea at the La Baraquette estate will be part of a large, working vineyard. Managed by the Seigneurie de Peyrat wine domain, one of the region's top winemakers, the La Baraquette vineyard will grow local Picpoul and Terret grapes and produce a high-end sparkling wine as well as a crisp and delicious Picpoul white wine. Wine has been produced in the Languedoc region of France since Roman times and the vineyard at La Baraquette will connect all who stay there with the seasonal rhythms and bustle of local 'viniculture'.

Your vineyard

Owners will be invited to get involved in any way they wish – from picking grapes during the annual 'vendange' harvest to sampling the wines before anyone else at private tastings. You'll also be invited to a number of wine workshops and talks throughout the year that track the production process. Each property will receive two cases of six bottles from the estate each year, which you can share with friends in your own private wine cellar built beneath the estate's Concierge. The wine cellar will hold up to around 100 bottles at the perfect temperature, and have space for private tastings.

Expertly managed

The vineyard at La Baraquette will be managed by the expert winemakers at the Seigneurie de Peyrat. With its main site just outside the pretty town of Pézenas, about 20 minutes drive from La Baraquette, the Seigneurie de Peyrat estate has produced fine wines for hundreds of years, from vineyards that stretch for miles around an elegant 17th century château.

Head vigneronne at Seigneurie de Peyrat, Cécile Espada, runs regular tours of the winemaking facilities on the estate – to which all owners will be invited. Cécile will oversee the planting of the vines at La Baraquette, and ensure that the wines produced are as balanced and delicious as the award-winning wines being produced at the Seigneurie de Peyrat itself.

20

hectares of new vineyard will be planted in Marseillan by Seigneurie de Peyrat, with a further hectare planted directly in front of La Baraquette.

Welcome to the natural beauty La Baraquette



Fish for Shrimps and crabs, just like the locals



A time to connect with your inner-self



Enjoy the fruits of your own vineyard





LA BARAQUETTE

AN IDYLIC FRENCH MEDITERRANEAN WAY OF LIFE, COMPLETE WITH A
BOUQUET OF INTOXICATING SIGHTS, SOUNDS AND SCENTS

AUTHENTIQUE

Beyond Marseillan with its lagoon and beaches, you'll find the treasures
of the region. This is the real south of France, an area covered as far as the eye can
see with rolling vines and garrigue.

THE REGION



Discover and enjoy a variety of unspoilt, golden beaches.

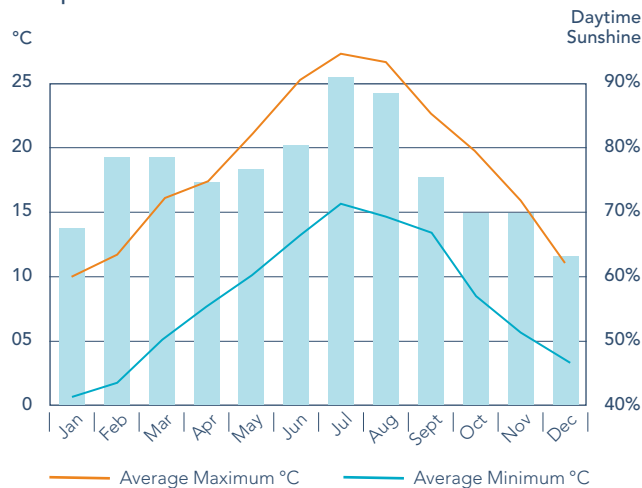


Fontfroide Abbey, Corbières. Languedoc is viewed by many as one of the world's most exciting wine-growing regions.

300

days of sunshine annually, to enjoy everything the region has to offer.

Temperature Chart: South of France




Welcome to the real south of France

Green with vines and scented with lavender, this region is an ancient and unspoilt area of blue skies and dramatic landscapes nestling along a 200 kilometre stretch of golden beaches, from the Côte d'Azur to the Spanish border. Marseillan is in easy reach of eight international airports, all within a two hour radius.

Fast being discovered by holidaymakers and property buyers alike, the region offers tremendous diversity: sandy beaches, wooded mountains, ancient market towns and thriving fishing villages, vineyards of international renown and a cuisine to revitalise even the most jaded palate. With fiestas taking place seemingly every other

day, the vibrancy of life in the region is tempered only by devotion to an unhurried pace of life that is unmistakably and quintessentially Mediterranean.

The region's past is perhaps most evident in its vineyards. Once the world's largest wine-producer, wine-makers here have cut production in recent years in order to improve quality, with spectacularly successful results. The region is currently viewed by many as the world's most exciting wine-growing region.



The region is a crescent-shaped area of almost uninterrupted vines, criss-crossed by rivers that ensure the area is always green and lush, and home to many traditional wine-making villages.

St Laurent de la Cabrerisse village, in the Corbières, where Propriétés & Co developed Jardin St Benoit resort & spa.



THE PORT OF MARSEILLAN

THE VILLAS AND APARTMENTS OF LA BARAQUETTE ARE A MERE
300M FROM THE PRETTY FISHING PORT OF MARSEILLAN

The port of Marseillan, with its quays lined on both sides by a range of wonderful restaurants, bars and cafés.

“A wonderful and sustainable resort project, which is backed enthusiastically by both local people and international investors, a most welcome addition to Marseillan.”

YVES MICHEL
MAYOR OF MARSEILLAN



This is the Mediterranean at its very best – where you can sit at simple seafood restaurants and cafés that line the town’s canals, eating the freshest of grilled fish.

Drama and tranquility in equal measure

The Canal du Midi is another jewel in the region’s crown. Built to connect the Atlantic with the Mediterranean, this ‘World Heritage Site’ meanders its way under a canopy of plane trees from Toulouse and Carcassonne in the west, through the rugged Minervois and Corbières wine regions to Béziers and on to the Etang de Thau. From La Barquette, you’re a short drive to where the canal meets the sea and perfectly positioned to hop on a barge for a day’s cruise, complete with lunch and plenty of rosé.

At the northern end of the lagoon, the bustling port-town of Sète rises from the sea up the hill of Mont St Clair. This is the Mediterranean at its very best – where you can sit at simple seafood restaurants that line the town’s canals, eating the freshest of grilled fish. If you really want to experience Languedoc at its authentic best, get up early for Sète’s daily market. It’s the busiest in the whole region, with endless stalls selling local produce such as asparagus, French strawberries (far tastier than their Spanish cousins), home-made tapenades, charcuterie, the best Roquefort and goats cheese and of course a huge variety of fish and shellfish.



If you really want to experience the region at its authentic best, you must sample one of the markets with endless stalls selling local produce.

The eco development will be beautifully landscaped



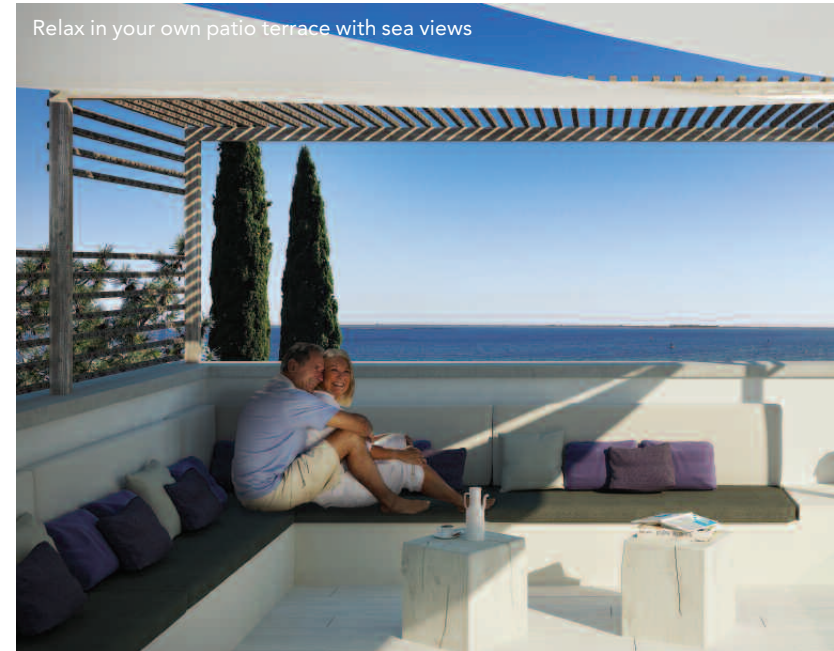
Enjoy a sensuous spa treatment



Set sail with the family



Relax in your own patio terrace with sea views





LA BARAQUETTE

EXCLUSIVE ARCHITECT AND INTERIOR DESIGNED PROPERTIES THAT BRING TOGETHER THE COLOURS, TEXTURES AND MOOD OF THE MEDITERRANEAN

EXCEPTIONNEL

A range of apartments, patio villas and seafront villas in choice locations. An almost fanatical attention to detail ensures that our development offers superb properties that will enrich their owners' lives year after year.

A WORLD-CLASS MEDITERRANEAN ECO-TOURISM RESORT WITH
SUPERIOR DESIGN, LANDSCAPING & DECORATION

ARCHITECTURE AND INTERIORS



JOAN BALAGUÉ
ARCHITECT PARTNER
SLOW LIFE ARCHITECTS



MAR REVENTÓS
INTERIOR DESIGNER PARTNER
SLOW LIFE ARCHITECTS

The architecture and interiors of La Baraquette's properties have been inspired by Marseillan's traditional buildings, its port, lagoon, oyster farmers and flora and fauna of the region. The elegant designs of the properties have created a relationship between the indoors and outdoors that enhances the vocational experience.

The properties

The apartments have taken their inspiration from the chic and unique port ambience and the village with its elegant 'Maisons de Vignerons'. The patio villas, with their solid stone walls and roof-top terraces, evoke the spirit of Languedoc farmhouses. And the seafront villas, with their privileged 'first in line' position, look out onto the finest views in the Mediterranean.

The interiors

The interiors of all of the properties spring from 'la vie Mediterranean', featuring untreated timber, driftwood, sail boat flooring, white linen fabric, traditional lime plaster and recycled nautical artefacts from the lagoon. They also feature local stone and branches from the oyster beds combined with traditional materials, furnishings and our own palette of colours; beige-white, beige-grey and earthy colours.

The landscape

All of the properties are set in Mediterranean gardens stocked with olive trees, pines, cypresses and shrubs as well as aromatic plants; lavender, rosemary, santoline, thyme, jasmine and many others.

The estate has its own vineyard landscape, leading to the seafront, with stunning views over the Thau Lagoon. To complete life outdoors there is an architect-designed extension of the seafront frontage of Marseillan's port, connecting the village with the resort and the oyster farmers' area.

Sustainability

La Baraquette has been conceived in line with our commitment to sustainability and the guidelines of action against climate change. Our goals are to create an ecological footprint, achieve the lowest possible energy consumption and integrate the project as an extension of the existing local community. The development has been designed as a car-free community to enhance pedestrian, cycling and electric vehicle mobility both inside the resort and around the region.



“We have imagined traditional materials such as untreated wood and driftwood, stone, flooring as you would find on sail boats, white fabrics, recycled nautical objects, lime washes. The atmosphere will be chic and relaxed.”



“One of the best developments I have seen in many years.”

CHARLES WESTON BAKER
DIRECTOR, SAVILLS

“Probably the first world-class sustainable seafont resort in the south of France.”

BRUNO ZERMATI
DIRECTOR, SOTHEBY'S
REALTY, MONTPELLIER

“A unique seafont site overlooking the Mediterranean, and an extraordinary challenge for an architectural firm to design such an experiential and sustainable resort.”

JOAN BALAGUÉ
PARTNER,
SLOW LIFE ARCHITECTS



THE CENTRAL RENDEZ-VOUS

THE CENTRE HAS BEEN DESIGNED AS A TRADITIONAL SQUARE
IN A MEDITERRANEAN VILLAGE



LA BARAQUETTE

THE PEDESTRIANISED CENTRAL RENDEZ-VOUS IS A NEW SQUARE FOR MARSEILLAN

Central Rendez-Vous

In some ways the Central Rendez-Vous is a new square for Marseillan. It's a place to meet, chat, dine, shop, buy gifts and stock up on local produce. The boutiques at La Baraquette Central Rendez-Vous, with its reclaimed central fountain as a focal point, showcase the very best that the region has to offer.

A very local greengrocer will sell the freshest of seasonal fruit and vegetables. A fine selection of cheeses including; Roquefort, Pélardon and Cabecou will be offered by the onsite cheesemonger. The best of the lagoon's oysters will make their way into a seafood stall, piled high with freshly-caught shrimp, dorade (sea bream), tuna and lobsters. And a wine shop will be stocked with the very best wines from the region and beyond – everything from local Picpoul whites and Faugères reds, to the finest vintages.

Shop, eat, drink, relax

Fashion, gifts and home furnishings – all inspired by the laid back 'esprit' of the south of France and often created by local designers using local materials, will also be on sale. And an 'artists' gallery will be created – a light, voluminous space where artists from all over the south of France can showcase and sell their work, as well as hold evening 'vernissages' to launch new collections.

The Central Rendez-Vous will also play host to a restaurant with its own vegetable garden – where you can sit under the shade of plane trees and enjoy delicious and very healthy local cuisine created using just-picked, organic ingredients. In addition to the shopping at La Baraquette you are encouraged to explore the complementary traditional and charming shops that you'll find in Marseillan village, as well as the local 'market' offering fresh produce from local growers and producers.

Ranging from 70m² to 100m², the apartments at La Baraquette are the perfect 'luxury bolthole' from which to enjoy and explore the delights of this part of the south of France.



LA BARAQUETTE

STYLISH AND SPACIOUS ONE AND TWO BEDROOM LUXURY APARTMENTS

APARTMENTS

RANGING FROM 70M² TO 100M²

The apartments at La Baraquette are the perfect 'luxury bolthole' from which to enjoy and explore the delights of this part of the south of France. Designed to make the most of the Mediterranean light, these one or two-bedroom apartments have large windows and spacious balconies – ensuring you never feel far away from the great Mediterranean outdoors.

Outside-in living

Ground floor apartments have private gardens where you can sit under a pergola with friends and enjoy 'al fresco' meals. On first and second floor apartments, the spacious living area opens out to a large balcony, on which you can create a dining and lounging area. A second smaller balcony off the lounge is perfect for sitting with a morning coffee. Further balconies lead off bedrooms – some of which form large half-in-half-out 'loggias' – where you can sit with a book and take in the sights and sounds of the Mediterranean. The majority of the apartments will offer stunning views of the lagoon, oyster tables, Sète and the sea beyond.

Each apartment is designed around a core open-plan kitchen, dining area and lounge, maximising the feeling of space and light. A range of 'interior furnishing collections' mean you can move straight into an apartment that is as stylish as it is comfortable. Fabrics and styling will follow



the spirit of this part of the south of France, and much of the furniture will be sourced from local artisans.

All apartments feature the same top-of-the-range kitchen appliances, bathroom fittings and technological wizardry as our seafront and patio villas. Each also comes with its own dedicated parking space under the estate, a private 'owners cupboard' should you want to rent out the property and even a private wine cellar.



Designed to make the most of the Mediterranean light, these one or two-bedroom apartments have large windows and spacious balconies – ensuring you never feel far away from the great Mediterranean outdoors.

LA BARAQUETTE

THE PATIO VILLAS OFFER YOUR OWN PRIVATE OASIS OF CALM AND RELAXATION

PATIO VILLAS

Each patio villa is built around a walled courtyard filled with lush plants and trees where you can lounge, dine or sunbathe by your private plunge pool, away from the summer heat. Ranging from 115m² to 175m², the patio villas offer large, light, open-plan spaces and spectacular views.

Tradition blended with modernity

Like our seafront villas, local stone and wood and traditional French architectural forms and colours merge seamlessly with modern, clean lines. Similarly, our furnishing collection draws on themes of the sea and vineyards fused with modern materials – to create a sophisticated and laid-back ambiance for the interior.

The latest kitchen appliances, such as the La Cornue cooking piano, bathroom fittings, as well as one-touch 'domotic' lighting, air-conditioning and wi-fi systems ensure these villas put you firmly in control of your environment. There's even a dedicated 'owners closet' for you to store your personal belongings when renting your property out.

A walkthrough

On the ground floor, a large lounge and open-plan kitchen dining room look out through floor-to-ceiling 'outside-in' glass doors to the courtyard garden and pool. These glass doors slide back and disappear completely into walls allowing you to meld inside with outside spaces and invite the light, scents and sounds of the Mediterranean into your home.

Step out of your dining room or lounge on to a wooden-decked patio, the perfect place to dine 'al fresco' with friends. The pool, finished in mosaic tiles and surrounded by local stone, also features a counter-current flow for morning exercise sessions, and jacuzzi jets for a soothing evening massage. And should you want to throw a party, a sliding wood deck allows you to cover the pool and add more space.

On the first floor, a bedroom with en suite bathroom overlooks the courtyard garden and opens out onto a large roof-top terrace part-covered with an elegant pergola. From here, you can sit back with a glass of crisp Picpoul and in the evening admire the lights climbing up the hill of Sète across the water.



The villas have been designed to encourage a relaxed way of life and natural materials create a sense of ease and simplicity.

Intimate roof-top terrace



Mediterranean gardens wind their way between the villas



Villas with the privilege of a seafront position



The privacy of your own pool



LA BARAQUETTE

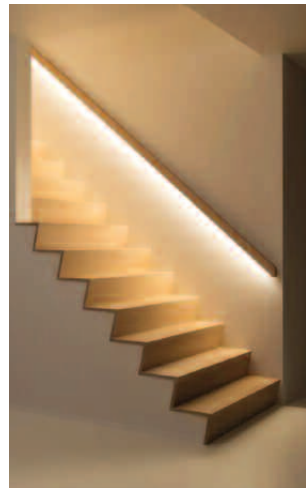
THE SEAFRONT VILLAS OFFER MEDITERRANEAN LUXURY ON A GRAND SCALE

SEAFRONT VILLAS

The detached seafront villa has its own infinity pool, five bedrooms with en suite shower rooms, garden and subterranean parking. You'll park underground in one of your four parking spaces in a private garage that also has space for motorcycles, bikes and even a recharging station for your electric Citroen Méhari. The villa's large basement comes complete with a home cinema, billiards (pool) table, wine cellar, sauna with shower room and storage and laundry spaces.

On the ground floor you enter a spacious sitting room that looks out through floor-to-ceiling 'outside-in' glass walls to the terrace, garden and pool – and to those spectacular views of the lagoon and its oyster tables. Adjoining the sitting room is a large, modern, open kitchen-dining room complete with La Cornue cooking piano. Just beyond this is the dining area. Again, the entire room is flanked on two sides by glass 'outside-in' walls. Also on the ground floor is a bedroom with en suite shower or bathroom.

On the first floor you'll find bedrooms two to five, each with its own en-suite bath or shower room and offering amazing views over the vines and water beyond. Outside, your terrace offers a lounge area as well as an 'al fresco' dining area. A garden, lush with Mediterranean plants, provides the perfect spot to sunbathe by the elegant



If you're looking for unparalleled levels of luxury, then the seafront villas at La Baraquette offer exceptional standards of comfort and refined style. Unrestricted views over vines and shimmering waters of the lagoon make these villas truly special and unique properties.

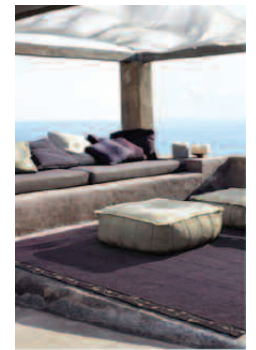
infinity pool. The pool has a counter-current jet for your morning exercises and jacuzzi jets to sooth body and mind on warm summer evenings. Just below is a garden 'snug' area where you can lounge and enjoy the views of your own vineyard, around a central fire. You can also enjoy your very own yoga deck.

The linked seafront villas have private pools, four bedrooms, four bath or shower rooms, two terraces, an elevator, a garden and underground parking for two vehicles. The basements offer a generous amount of space and some very useful facilities. These include laundry room, shower room, wine cellar, a multi-purpose room, a garage and ample storage space. The ground floor is a delight with its indoor and outdoor living. The spacious open plan dining area and kitchen leads onto a relaxing lounge area. Outside you'll walk onto the dining terrace with the discreet garden area nestling beside the private pool. On the first floor you'll find bedrooms two to four and two bath or shower rooms, with access to a main terrace/sun deck and a smaller green terrace.

All of the properties are brimming with the latest high-tech lighting, sound, air-conditioning and wi-fi systems – allowing you complete control of your environment at the touch or swipe of a finger.



These beautiful homes really are some of the most impressive in all of the Mediterranean, combining high-end design and facilities, with the best views in the south of France.



The interiors, with their minimalist Mediterranean elegance, meld light and nautical colours with noble materials such as stone, wood and linen.



SLOW LIFE, REFINEMENT AND RELAXATION

THE LUXURY HOTEL OFFERS ALL THE FACILITIES OF A WORLD-CLASS RESORT

View from the infinity pool at La Baraquette hotel. Glass walls on two sides give the impression it is suspended in air and you are floating over the vineyard below.

LUXURY SEAFRONT HOTEL

An oasis of luxury and refinement

Nothing offers more sophistication and pampering than a 5-star hotel. Situated at the edge of the estate, close to the lagoon, the hotel at La Baraquette will form an oasis of luxury and refinement where you can enjoy fine cuisine, relax with friends on the terrace bar, indulge in a treatment, or just laze the day away enjoying the stunning view, cocktail in hand, at the infinity pool.

A hotel surrounded by vines and sea

You enter the seafront hotel at La Baraquette via a glass walkway suspended over water – giving the impression of walking over the sea. To the right is the elegant, oval glass conference centre, offering world-class facilities in a beautiful, light and spacious area. The hotel will offer around 40 beautifully-appointed rooms, six of which will be ‘super-deluxe’ offering greater levels of sophistication’. All will enjoy sea views and have their own private terrace where you can sit and admire the views over the La Baraquette vineyard and the oyster tables of the lagoon. For owners, they offer your friends and family a superb place to stay while visiting you.

The best of the region – on a plate

On the ground floor, a restaurant will offer an exciting fusion of modern and traditional French cooking, using fresh, local ingredients. Huge glass walls fold back to invite the outside in – giving the feel of ‘al fresco’ dining at all times of the day. Dinner here will be particularly memorable, with the lights of distant Sète reflecting on the mirror-like waters of the lagoon.

A choice of bars

There will be three bars to choose from. The Restaurant Bar, with views over vineyards and rooftops of Marseillan, will be the perfect place to enjoy an apéritif before your meal. The ‘Lounge Bar’ will be located close to the hotel’s main reception area, with seating inside and also on a wide terrace overlooking the vines and sea. The third bar will be a private ‘VIP Club’ – where owners at La Baraquette will receive VIP treatment. Here you’ll be able to enjoy a selection of fine wines or cocktails with friends in an intimate lounge area, or sit on a private terrace overlooking the sea.

A pool with a view

On the roof-top terrace, you can work on your tan on a sun-bed by the impressive ‘infinity pool’. Glass walls on two sides will give the impression that the water is suspended in air – and that you’re floating over the vineyard below. The views from here will be some of the best in the entire estate.

Fully appointed spa and gym.

Below the outdoor pool terrace, a fully-appointed gym, surrounded by floor-to-ceiling glass walls providing inspiring views while you’re exercising. A luxurious spa will allow you to pamper yourself, the spa will have its own indoor pool and a sauna. In a number of treatment rooms, spa staff will be offering a range of treatments using local grapes and herbs such as rosemary, thyme and lavender, as well as olive and almond oils, natural scrubs and Camargue salts.

RESORT FACILITIES

Indoor and outdoor pools: you can relax beside, or take a dip in the indoor or outdoor heated pool with its breath-taking sea views.

Wine Academy and Owner Vineyard: is a source of enjoyment and education, and has a private cellar for owners.

Nautical Club: whether you're a novice or an experienced hand, you can enjoy the delights of sailing as a member of our Nautical Club.

Concierge at the site entrance: with its friendly, helpful, local people there to answer your questions and provide helpful advice.

Conference and convention centre: is fully equipped with high tech presentation equipment and delegate services.

Hotel and services: have all the dining and leisure facilities you would expect from a five-star international resort.

Restaurants and boutiques: there's a choice of authentic restaurants and stylish boutiques on the estate and in the village of Marseillan.

On-site parking: our 'out-of-sight, out-of-mind' approach to car parking with specially designated spaces under the estate, keep the development traffic-free and make it safer for pedestrians and cyclists.



Within the estate you will find a wide range of facilities, including a choice of bars, authentic restaurants and stylish boutiques.



Relax in the La Baraquette waterfront heated swimming pool.



Our concierge service will help you to discover hidden horse riding trails, amongst many other activities, and local areas of historical interest and natural beauty.

CONCIERGE AND

CONCIERGE

Think of our Concierge as the 'Experiences Desk'

It's all too easy to visit or even live somewhere and not truly connect with the place you're in. One of the founding principles of the La Baraquette estate, is the importance of truly experiencing the local culture, community and natural environment. To that end, La Baraquette will introduce a very different type of Concierge – one dedicated to ensuring owners and guests get off the 'straight and narrow' and experience the south of France that the locals experience.

Get the inside scoop

Your concierge are not there just to answer questions and are trained to be very proactive. They'll give you lots of advice on the local area, and wider region, with all it has to offer, from hidden horse riding trails, sand sailing, the best places to dine and out-of-the-way places to visit, to an early-morning balloon trip over the beautiful town of Uzès or swimming in two metre-deep rock pools in the hills.

Never miss a top event

Our Concierge will help you plan to make sure those unmissable festivals, concerts and events make their way into your diary from day one. Be it the street parties of the Béziers Feria, or front-row seats at the Jazz à Sète festival or the superb 'Wine Balade' through Pézenas, they'll make sure you go home with some unforgettable memories.

MANAGEMENT SERVICES

Gain a deeper understanding

We believe even a little extra knowledge about a place can really enhance your experience of it – so to that end, our Concierge will be bringing the outside in. They'll be organising cooking demonstrations in the Estate by top local chefs, wine-tastings in the La Baraquette 'Owners' Wine Cellar' – led by local Masters of Wine, and fascinating talks by regional experts on everything from the history of the Canal du Midi to how to taste oysters.

MANAGEMENT SERVICES

Simple. Transparent.

The best approach to the provision of property management is to keep everything as simple and transparent as possible. To that end, the management charge paid by owners will cover maintenance of your property and all of the common areas of the estate – general upkeep, the gardens, pathways, communal pools and buildings.

Other services

Other services will be on offer at the estate should you wish to take advantage of them. These will simply be charged on a per use basis, so if you choose not to use them, you won't pay a penny. They include a property cleaning service for while you're in residence, a laundry service for your linen or clothes, and some of the services provided by la Conciergerie.

Rental income

Unlike some developments, at La Baraquette you'll be free to spend as much or as little time as you want in your new property. However, when you're not there, we'd be happy to rent your property out to other holidaymakers for you. We'll handle all the marketing, correspondence, processing of payments, cleaning and changing of linen, cleaning of the property, and even repairs and replacements of lost or damaged objects. So you'll not have to lift a finger, and you'll never know anyone was ever there. For this service, we'll charge 50% of the net rental revenue.

Designed for total peace of mind

One of the pleasures of owning a property in an estate such as La Baraquette is that you enjoy all the benefits of a beautiful holiday property without having to deal with all of the potential hassles. Your garden will be watered and tendered, your home maintained and kept looking good. La Baraquette really does represent a superb investment for both the heart and the head.

AN EXCEPTIONAL INVESTMENT OPPORTUNITY

La Baraquette represents a rare opportunity to invest in unique, architect-designed property in one of the world's most stable economies, while also benefiting from anytime access to a superb holiday home – a sound investment and a source of pleasure for generations to come.

- Unique seafront vineyard development next to the lively village and port of Marseillan
- Highly desirable and accessible location in the world's number one tourist destination
- Full management support and hassle-free letting services
- Total flexibility with no restrictions on usage
- Highly competitive prices offering excellent value
- Low operating costs with good rental yields
- Excellent mortgage availability and rates for qualified buyers
- No restrictions on resale
- A low risk investment in one of the world's most stable economies
- Highly attractive property tax regime



- | | |
|-------------------------------------|-------------------------------------|
| 1. Concierge | 14. Grocery & Baker's Shop |
| 2. Underground Parking Access | 15. Art Gallery |
| 3. Wine Academy / Spa / Indoor Pool | 16. Boutique |
| 4. Conference Facility | 17. Heated Swimming Pool |
| 5. Ostrea Square | 18. Apartments |
| 6. La Baraquette Square | 19. Patio Villas |
| 7. Le Port Square | 20. Seafront Villas |
| 8. Boutiques | 21. Five Star Hotel |
| 9. Coffee & Tea Shop | 22. Hotel Spa & Gymnasium |
| 10. Cellar & Wine Bar | 23. Hotel Restaurant & Seafront Bar |
| 11. Oyster Bar | 24. Hotel VIP Club |
| 12. Traditional Restaurant | 25. Hotel Conference Facility |
| 13. Bookstore & Press | 26. Vineyards |

SITE MASTERPLAN

La Baraquette Seafront Vineyard Resort

La Baraquette will be a new 'experiential international holiday destination' – dedicated to ensuring its visitors truly experience all the region has to offer.

Despite its exclusive nature, the resort will respect the Mediterranean flora and fauna around it, as well as the local history and culture of the village and area. In this way, La Baraquette promises a more authentic holiday experience that works with the environment around it rather than against it.

The Municipality of Marseillan will improve the beach and landscaped gardens along the seafront at La Baraquette. This beach and park will add greatly to this section of the basin, and help tie the new development in with the nearby marina at Tabarka, the port, and the medieval village of Marseillan itself.

The development offers a variety of seafront properties, including apartments and villas, as well as a five star hotel with health and spa facilities, retail, restaurants, bars and an art gallery.



A beach and landscaped gardens will be created along the seafront at La Baraquette, these will add greatly to this section of the basin and help tie the development to the port and village of Marseillan.

ACCESSIBILITY



La Baraquette is ideally situated in mediterranean southern France and easily accessible by air, road and rail. It is closely located to several large towns and cities, making it the ideal holiday destination.

Why not just pop down for the weekend?

Few areas of Europe are as well served by flights, trains and road networks as this region. The nearest airport to La Baraquette, Béziers-Cap d'Agde, is only 20 minutes away and Montpellier is within a 40 minute drive, offering flights to England, Ireland, Switzerland, Germany, Belgium, Sweden and Norway. A further six international airports are within a two hour drive offering mostly low-cost flights to cities across Europe.

Train connections to the region are similarly impressive. On the high-speed TGV, the cafés and galleries of Paris are only four comfortable hours away. A new TGV line, direct to Barcelona, will mean you can be dining on fresh tapas down by the Port Olympic in less than two hours. With connections as fast as that, a day trip to Barcelona becomes a very pleasant experience. Motorways in France are also excellent, and the A9 autoroute connects the area around La Baraquette with the rest of France and Spain.

THE TEAM

The eco-tourism development of La Baraquette is in collaboration with the municipality of Marseillan and has been developed by a team of experienced professionals who bring a wealth of knowledge to the project.



Miguel Espada
CEO / Propriétés & Co

Miguel's career started as Head of Development in a family office in Singapore. He then worked in a Mexico Foundation for Child Protection, and then as a consultant in the USA.

In 1999, once back in France, he co-founded the company photobox (online photo lab, currently the European market leader).

Following his marriage to Cécile, Miguel moved back to the region of his childhood to participate in its development. He created Propriétés & Co in 2003, a real estate company specialising in the conversion of historic buildings and the creation of resorts.

Miguel graduated from Paris-Dauphine University and ESCP (Ecole Supérieure de Commerce de Paris). He is passionate about architecture, underwater fishing, wine and his three children.



Cécile Espada
Master Wine Maker / Seigneurie de Peyrat

Cécile began her career in Australia, and then in wine in the Nappa Valley (St. Supery Vineyards), before working for several years at the Château de Raissac, a family vineyard located in Beziers.

Following a break of a few years to bring up her children, Cecile turned her talents to the layout and decoration of the first resorts developed by Propriétés & Co at Couvent d'Herepian, Saint Benoit Gardens and Distillerie de Pézenas.

In 2010, Cécile and her husband decided to buy back and restart the Seigneurie de Peyrat, family estate. Franco-Norwegian, and a former student of the Lycée Janson de Sailly in Paris, the University Paris Dauphine (Masters in Management) and Oenologia in Burgundy, Cécile is deeply passionate about blending wine, decoration and gardens.



Joan Balagué
Planning and Architecture
Slow Life Architects

Joan specialises in masterplanning and resort projects, he's designed and built lifestyle projects for over 25 years. An enthusiast in designing and transforming communities and cities, his portfolio in international tourism destinations include; France, Spain, Brazil, Morocco, Saudi Arabia, Korea and Russia.

Joan was Design Director of Global Estudios, one of the best European studios specialising in resorts and leisure projects. He led a social project in Mexico with "Architects without frontiers" and is a member of the Urban Land Institute Council for Hotels & Resorts.

Joan founded Slow Life Architects, specialists in international developments for tourism and exclusive resort projects. He graduated from the Barcelona School of Architecture and is a Master in Project Management.



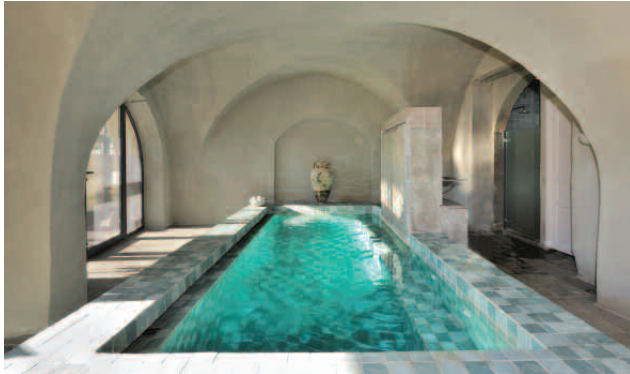
Mar Reventós
Landscape and Interiors
Slow Life Architects

Mar comes from a family of architects and designers with a strong connection to the Barcelona architectural and design movement and the Cadaqués communities of artists and painters. She participated in projects to help transform the city to stage the 1992 Olympic Games, with recognised architectural offices, Eduard Bru and Josep Llinàs.

In 1995 she worked with Richard Gluckman & Rem Koolhaas architects in a competition for the Tate Gallery in London. Mar was Urban Design and Landscape Director of Global Estudios for 10 years.

More recently she founded Slow Life Architects together with Joan Balagué. She studied at the Barcelona School of Architecture, Les Ateliers de Cergy-Pontoise, Paris and spent one year on Erasmus at Milan Polytechnic University.

PROPRIÉTÉS & CO



Couvent Hérépian, Boutique hôtel, Haut Languedoc



Jardins St Benoit, Vineyard Resort & Spa, Corbières



Port Rive Gauche, Private Residences, Marseillan

In 2004 Miguel Espada had an idea, or perhaps more accurately a vision of what could be. Having observed countless chateaux, abbeys, monasteries and other heritage buildings of the Mediterranean in states of disrepair, he decided that it would be possible to transform them into luxury seaview and vineyard resorts.

Miguel and his team have since achieved something that no one thought possible. To bring back to life spectacular heritage properties that had been abandoned to the passage of time. Projects completed to date have a combined value of over €100m and have all stayed true to the original guiding principle.

They offer a relaxed, luxury experience firmly rooted in the heritage, culture and landscapes of the surrounding regions. All of the projects have been acknowledged

by investors, guests, press and industry experts alike as breaking new ground in terms of an authentic second home and holiday experience.

Propriétés & Co has offices in Paris and in the wine domain of the Seigneurie de Peyrat, located just outside the town of Pézenas in the South of France (www.depeyrat.com). With its partners (investors, bankers, hotel groups, consultants, planners, architects, engineers, research offices, designers, landscapers, companies, tradesmen), Propriétés & Co. has already delivered several resorts in France and is currently developing projects in France Switzerland and Italy.

www.proprietes.co.uk

Propriétés & Co completed projects:

- Domaine des Pins
Private estate (pool villas), Corbières, France
- Couvent d'Hérépian
Boutique hôtel, Haut Languedoc, France
- Jardins Saint Benoît
Vineyard Resort & Spa, Corbières, France
- Port Rive Gauche
Private Residences, Marseillan, France
- Mas Terra Incognita
Vineyard Estate, Boujan-sur-Libron, France
- Distillerie de Pézenas
Boutique Hôtel, Pézenas, France
- Domaine de la Mandoune
Private Residences, Marseillan, France
- Chateau des Roches Fleuries
Private residences, Lezignan-la-Cebe
- Chateau de la Redorte
Private residences, Minervois, France



LA BARAQUETTE

Mas de la Baraquette, the original property on the estate, took its name from local traditions, going back more than 250 years.

From the eighteenth century Sete hill, later to become Mont Saint Clair, became populated with small, dry-stone buildings, resembling huts or shelters. The tradition was, on a Sunday, for families to climb the slope to spend the day at the top. No doubt taking local produce to enjoy as they rested and chatted and the children played. During the nineteenth century the oyster farmers adopted the name, Baraquette, for their oyster farming facilities by the lagoon. These small huts doubled up as places where they enjoyed barbeques with family and friends.

Today oyster farmers' working facilities have started to welcome guests to enjoy their produce, whilst regaling them with traditional stories. And a small number of houses have been converted into seafood restaurants, such as Saint Barth and La Ferme Marine in Marseillan.



LA BARAQUETTE

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SOUTH OF FRANCE



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