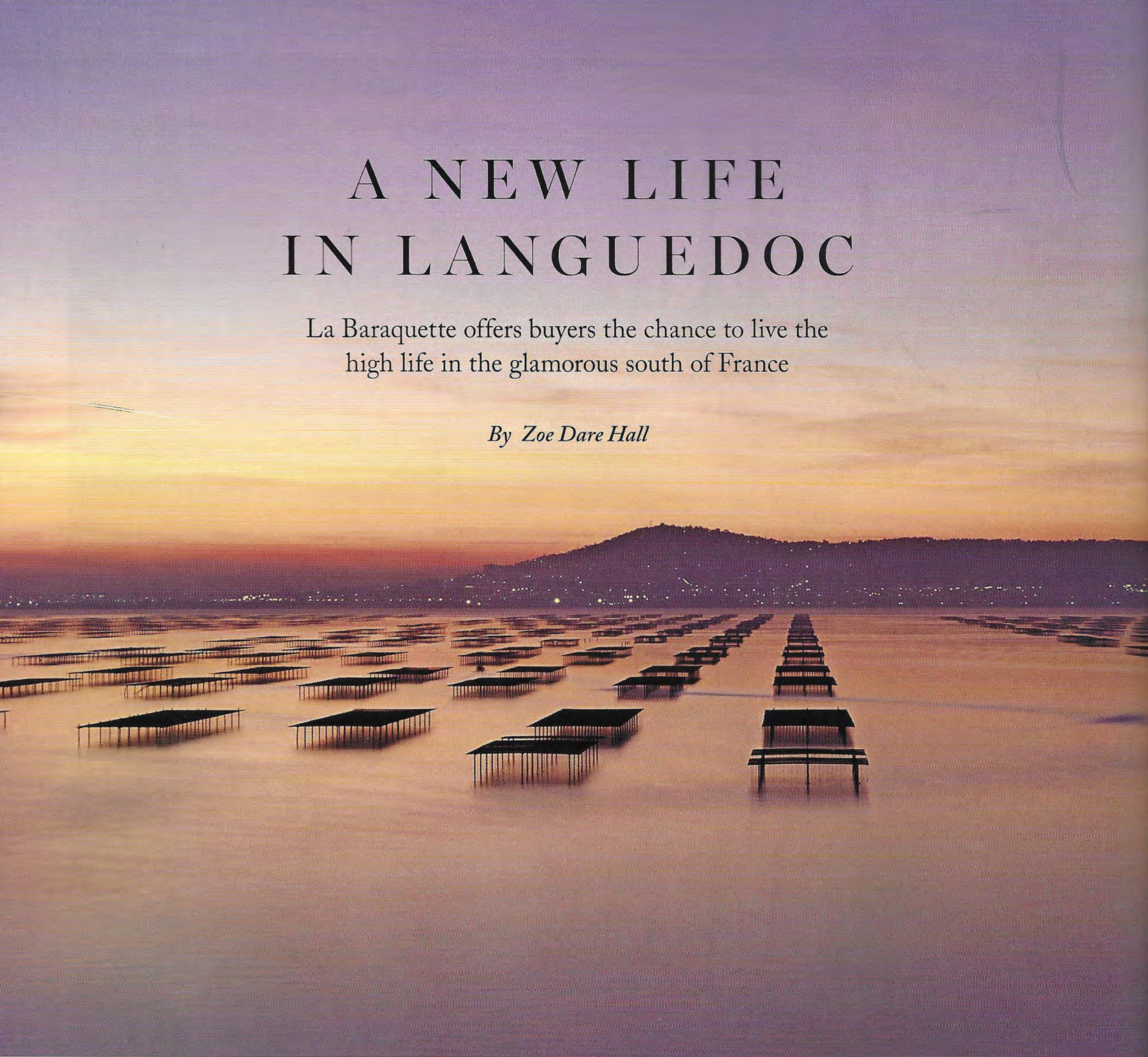


# A NEW LIFE IN LANGUEDOC

La Baraquette offers buyers the chance to live the high life in the glamorous south of France

By Zoe Dare Hall



**L**ife in the charming Languedoc harbour town of Marseillan revolves around the huge, sparkling lagoon that is the Bassin du Thau, which stretches all the way to Sète.

Livelihoods depend on its prolific supply of shellfish; Marseillan is, after all, known as the oyster capital of the Mediterranean. But the waterfront is also the town's social hub. It is the place that friends and family gather in the restaurants in the basic seafront shacks known as baraquettes, to soak up sunset over plates of freshly caught fish and plenty of chilled Picpoul.

Marseillan's residents enjoy the fruits of the surrounding sea and soil with pride and relaxed panache - and it is something that overseas visitors long to be part of. And so they can at La Baraquette, a new luxury development that offers the rare combination of being a French wine estate that is directly set on 200 metres of beachfront - and within a short stroll of Marseillan's historic harbourfront.

The new development by Propriétés & Co, a locally-based developer known for its sensitive restorations of historic wine chateaux, has been described by Savills estate agency as 'the best new project in France in 20 years', offering that rare commodity of a seafront Mediterranean spot in a charming old town at around half the price you would pay on the Cote d'Azur.

The largest of La Baraquette's properties are the five-bedroom waterfront villas, priced from €4m, which have private infinity-edge pools overlooking the vines and lagoon and leisure facilities that includes a screening room and sauna and wine cellar. The project's Barcelona-based architects Slow Life have created a 'modern French Mediterranean' feel in these contemporary, high-tech and eco properties inspired by the architectural features of traditional winemakers' townhouses.

La Baraquette also has 41 patio villas from €616,700, with two to four bedrooms and private pools, and apartments which

The largest waterfront villas have private infinity-edge pools overlooking the vines and lagoon plus a screening room and wine cellar



Enjoy beautiful sunsets and the chance to relax in your own pool at La Baraquette (right). The picturesque harbour town of Marseillan (above) offers visitors plenty to do both day and night



start at €387,500 for two bedrooms, either with views over the lagoon or across the Place de la Baraquette, an elegant new town square with shops, cafes and art galleries. The estate will also have a five-star hotel managed by a global five-star brand.

While La Baraquette, which is due for completion in 2019, unquestionably brings a new level of lifestyle luxury to the Languedoc coast, its appeal - as its name suggests - is about appreciating those simple, local pleasures that drive so many to live or own holiday homes in this area of southern France.

There will also be regular tastings, talks and foodie events to encourage buyers and guests on the estate to immerse themselves in the local community and way of life. Property owners will also receive two crates of wine a year from the estate's vineyard that will be managed by the prestigious local wine-makers Seigneurie de Peyrat. And for those who like a little water with their wine - in the form of mesmerising views across the lagoon - there is nothing else quite like La Baraquette, France's first seafront vineyard estate.

For more information on the development call +44 (0)20 7060 7449 or visit [www.la-baraquette.com](http://www.la-baraquette.com)