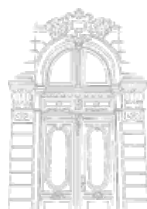


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L'Immobilier d'Exception
— FRANCE —

WINE PROPERTY OF CHARACTER 64,5 HA



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SITUATION : 30 mn west of Montpellier and its airport and TGV, near the Etang de Thau.

DESCRIPTION : Magnificent MAS of Languedoc in the heart of 64.50 ha in one piece, on a site occupied since the time of the Romans, 46 ha of which are AOP Grès de Montpellier and IGP vines irrigated with the BRL, worked in integrated agriculture, classified Terra Vitis and HVE3.

BUILDINGS: Approximately 4000 m2 of buildings on the ground, including a very beautiful BASTIDE of 800 m2 of living space, with 10 bedrooms and 8 bathrooms, very well renovated, located in a very private area including a park with century-old trees, very comfortable, central heating, heated swimming pool. This house is very easy to rent for seasonal stays, as it is quite independent from the farm. A magnificent courtyard houses several buildings, including the 1400 m2 cellar, outbuildings, accommodation, offices, a sales and tasting cellar, a reception room for 80 people, and a huge 250 m2 awning that can accommodate groups. There are also 2 other independent houses

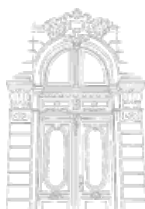
OPERATIONS: Syrah, Cinsaut, Grenache, Merlot, Cabernet Sauvignon, Carignan, Grenache gris, Chardonnay, Viognier, Grenache blanc, the balance of the land is 5 ha of arable land, 3 ha of truffle oaks in production, an olive grove with 50 olive trees. With a sales network of up to 350,000 bottles, 70% of which are exported, the balance sheets show interesting margins. All the cellar and cultivation equipment is included. The price does not include stock and advances to the crops.

WHAT WE THINK: This estate is ideal for an idyllic place to live, the business is very healthy, and there is a very strong potential for development for events

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Prix : 5 724 000 € FAI

Réf. 1552 PP.



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