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L'Immobilier d'Exception

FRANCE

VINEYARD 30 HECTARES IN ST CHINIAN



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— F R A N C E —

VINEYARD 30 HECTARES IN ST CHINIAN

SITUATION : In the heart of the appellation AOP St CHINIAN

DESCRIPTION : Very attractive winegrowing business with brand name and customer database included in the sale. Property in excellent condition, with good financial results! The brand is recognised for its excellent quality.

30 ha in all, including 22 ha of AOP St CHINIAN vines, 3/4 of which are planted on a single large block on a very sunny hillside. The soil is rich in water, so the vines never suffer from water stress.

Traditional Languedoc grape varieties, Syrah, Grenache, Cinsaut, Mourvèdre, Carignan, planted in goblet shape except for the Syrahs which are trellised.

Production ranges from 650 to 800 hl per year. There is a possibility of extending the area under vines.

The vineyard is classified HVE3.

OPTIONAL EXTRA PURCHASE : In addition, it will be possible to buy wine on an à la carte basis:

- A 200 m² wine cellar in the village, very clean and in perfect condition, with all the winemaking equipment.

A 90 m² village house (renovated, bright, with a lovely mezzanine and roof terrace that could be used as a pied-à-terre or company accommodation).

-A 300 m² shed (in good condition with a beautiful roof)

Adjoining this shed, a 100 m² x 3-storey village house (inhabited by seasonal workers, in good condition).

-Farm equipment

-Stock of bottles.

NOTE :

Prices for these additional items will be provided on request.

The owner will be able to accompany you during the transition.

WHAT WE THINK: This beautiful farm is ideal for first-time buyers or those looking to convert, as it has a well-established marketing network.

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Prix : 580 000 € FAI
Réf. 1562 PP.

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