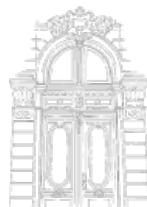


# PONCET & PONCET

*L'Immobilier d'Exception*  
FRANCE

WINE ESTATE 30 HA AOP FAUGÈRES WITH GITE



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FRANCE

## WINE ESTATE 30 HA AOP FAUGÈRES WITH GITE

**SITUATION :** In the Hérault, in the heart of the Faugères appellation, 20 mn from Béziers

**DESCRIPTION :** Very nice modern and recently built work tool, easy to access, with a building of 840 m<sup>2</sup> including a vinification cellar with 1300 hl refrigerated stainless steel vats, barrel cellar, bottle storage room, office, very nice tasting cellar. Another building of 130 m<sup>2</sup> is used as an additional cellar with concrete vats. The last separate building is a 100 m<sup>2</sup> air-conditioned gite with 2 bedrooms which can be used as a home for the next owners. The buildings are organised around a charming, protective patio which serves as a reception area.

**The LANDS and VINEYARDS:** 30 ha in all, of which 26 ha are vineyards. The buildings are set on 2.6 ha of land with some vines. The other vines are separated from the buildings but grouped together. An olive grove of 250 trees in production completes the whole.

The marketing circuit is very well established and enjoys a good reputation, particularly for exports. Production is around 100,000 bt. The balance sheets are profitable and the customer file is important. The traceability is complete from the vine to the bottle.

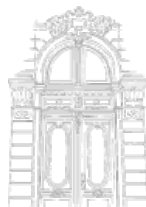
**NOTE:** The price does not include stocks.

**OUR OPINION:** This magnificent work tool is turnkey, you will be seduced by the quality of its facilities and the organisation of the operation.

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Prix : 3 498 000 € FAI

Réf. 1649 PP.



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