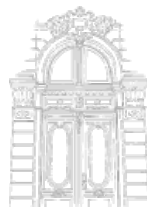


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FRANCE

VINEYARD WITH CASTLE AND LARGE COMPLEX OF BUILDINGS ON 65 HA OF IRRIGABLE LAND JUST OUTSIDE MONTPELLIER.



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— F R A N C E —

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OF IRRIGABLE LAND JUST OUTSIDE MONTPELLIER.

SITUATION : Very close to MONTPELLIER, 5 minutes from the A9 freeway and 15 minutes from the airport, and close to a busy main road, 10 mn from the beach !

DESCRIPTION: The estate's history dates back to Roman times, when it was located close to the Via Domitiana, the main artery of communication at the time, a zone of major traffic and commercial exchanges. In the 12th century, the estate became the residence of the lords of the village for several centuries.

BUILDINGS: The ensemble of buildings covers just over 3100 m², and will require considerable renovation:

The CHÂTEAU, with approx. 540 m² of living space, was built in the 1800's. It has 23 rooms on 3 floors, a charming attic for conversion and an underground vaulted cellar. The interior has not been altered in any way, but the roof has recently been renovated with real cut slate. A magnificent large terrace on the first floor offers a dominant view over the vineyards. It overlooks a 1.2-hectare park of unusual species. The château is sometimes used as a reception venue for weddings, banquets, etc.

The cellar on one side and the stables on the other were built in the 19th century, and these buildings have remained unchanged since that time. Here you'll find :

- Winery approx. 1000 m²
- 1 building with sales cellar, office, wine storehouse and garages for 500 m²
- 2 T3 apartments of 80 m² each have been completely renovated
- 1 T4 apartment of 100 m² is currently being renovated
- 1 T3 apartment of 80 m² is rented to a worker
- 2 apartments of 90 and 100 m² are occupied by members of the owner family.
- 1 small house of 70 m² is rented out, but is in need of renovation.

Storage space includes

- 1 200 m² workshop shed
- 1 former grape-pickers' house, 300 m², used for bottle storage
- 1 open hangar with photovoltaic panels, 800 m², to be acquired in 2050.

The estate is supplied with mains water, electricity and internet.

VINEYARDS: The estate covers 65 hectares of IGP vines in production in a single block. It is crossed by a BRL pipeline and has 2 milestones. The vineyard is in good condition and is regularly renewed. The numerous grape varieties produce between 5000hl and 6000hl depending on the year.

The winery has a capacity of around 9,200 hl, and is fully equipped for winemaking. Vats are made of epoxy-coated concrete, resin and enamelled steel.

The estate has an extensive marketing network, much of which is sold at the winery. All production is bottled in a large number of cuvées. Balance sheets show strong sales figures and positive EBITDA.

OUR OPINION: Ideal location to develop a large-scale Oeno tourism project. The excellent, highly visible location close to a very busy road favors the already well-developed sale of estate wines. The imposing Château with its strong character offers numerous possibilities. All buildings, except some apartments, will require substantial renovation.

Prix : 4 926 000 € FAI



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