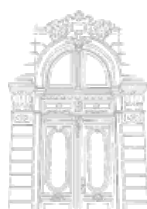
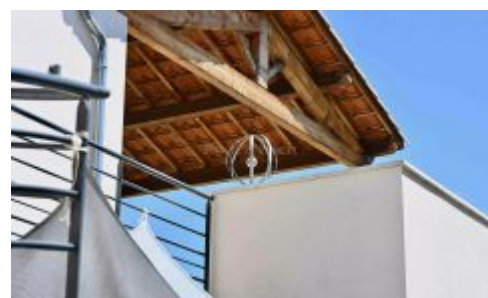


PONCET & PONCET

L'Immobilier d'Exception
FRANCE

6,3 HA ORGANIC WINEGROWING PROPERTY NEAR PÉZENAS, HOUSE AND CELLAR



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EXCLUSIVE SALE

LOCATION : In a village very close to Pézenas, a town with a strong historical heritage and renowned for the quality of its vineyards. 45 minutes from Montpellier airport, 20 minutes from Agde TGV station. The village offers a number of essential shops and services.

DESCRIPTION: Wine-growing property known as a 'village property' because the buildings and the house are in the heart of the village, with the vines on 3 islets close by. This estate was created around 18 years ago.

BUILDINGS: A group of buildings in very good condition set in grounds with a small garden with automatic watering, including :

A pretty, recently renovated house with character, 112 m2 with 3 bedrooms, 1 kitchen and a large lounge, 2 shower rooms, all air-conditioned/heated by a heat pump. The property is enhanced by a splendid 55 m2 terrace with views over the village rooftops. This charming property is cool and bright and very well insulated. It has retained its authenticity while offering modern-day facilities. You can buy your baguette and croissants on foot!

A fully equipped wine cellar, with easy access from the street

A small barrel cellar for ageing wines

A small barrel cellar for ageing wines

An insulated, air-conditioned wine storage area

An air-conditioned cellar-boutique (with PRM access) for tasting and selling bottles at the estate.

A shed for growing equipment.

We have access to mains water and a well, mains drainage, fibre optics and 380V electricity.

VINES: 6.3 ha of AOP Languedoc vines, soon to be Pézenas, and some IGP, in red and white varieties. There are vines of all ages, but they produce quality wines. The vines are grown organically and are very respectful of the environment. Some of the vineyards are planted on magnificent basalt soils resulting from the lava flow of an ancient volcano.

EXPLOITATION : A very fine range of wines is produced for the 3 colours Red, Rosé and White. This attractive label regularly awarded, is recognised for its quality, and 40% of bottles are sold abroad, 40% in France and 20% locally. The brand and the customer database are part of these sales.

WHAT WE THINK: This is a turnkey operation on a human scale, enabling a couple to make a very comfortable living from it, and even earn a bit of money, in a particularly pleasant and comfortable environment.

NOTE: The price excludes stocks and crop advances.

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Prix : 895 000 € FAI

Réf. 1856 PP.

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