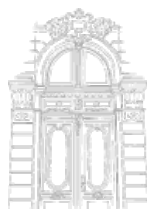


PONCET & PONCET

L'Immobilier d'Exception
— FRANCE —

RENOWNED VINEYARD PROPERTY IN CORBIERES-BOUTENAC 375 HA INCLUDING 90HA IN VINEYARDS



www.poncet-poncet.com

Exclusive Affiliate of Christie's International

PONCET & PONCET

L'Immobilier d'Exception

FRANCE

RENOWNED VINEYARD PROPERTY IN CORBIERES-BOUTENAC 375 HA INCLUDING 90HA IN VINEYARDS

Location : 20 mn from Narbonne, emblematic wine estate of the Corbières

Description : 375 ha in all, including 90 ha of vines. A charming Mansion 450 m2 on 3 levels, 3 other houses and 4 independent apartments are rented on an annual basis, they provide regular rental income. 1 large independent rented apartment with private swimming pool. 2 other houses are to be renovated. A XIIth century chapel is used as a reception area, and barrel cellar, a shed and bottling room, offices, and the equipped winemaking cellar. Complete growing and winemaking equipment including bottling line. Marketing circuit for bottles with the registered trademark "Château", red, rosé and white wines. It is important to note that the exploitation presents profitable results.

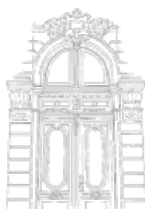
Land and Vines : The 90 ha of vines are spread over 2 islets, 13 ha of which are classified AOP Boutenac. The rest is mainly in AOP Corbières. 20 ha are in cultivated fields. The balance of the land (285 ha) are scrublands and woods. Very beautiful vineyard with Syrah, Grenache, Carignan, Cinsault, Mourvèdre, Marselan, Merlot, Roussanne, Vermentino, Bourboulenc.

Our opinion : Although the whole property needs to be refreshed and/or renovated depending on the parts, it is an excellent investment, while enjoying an exceptional living environment in a place steeped in history.

Contact : Hélène DESSORT +33(0)6.14.60.32.32

Prix : 3 990 000 € FAI

Réf. 1838 PP.



www.poncet-poncet.com

Exclusive Affiliate of Christie's International