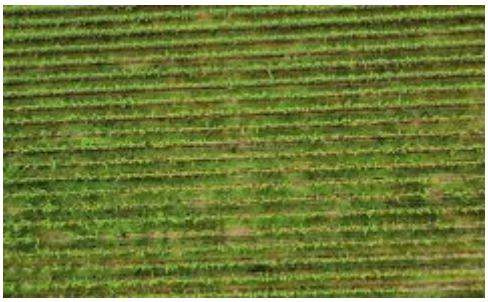
PONCET & PONCET

L'Immobilier d'Exception

FRANCE

MAGNIFICENT 25 HA WINE-GROWING PROPERTY WITH AOP CAHORS VINES



www.poncet-poncet.com

Exclusive Affiliate of Christie's International

PONCET & PONCET
L'Immobilier d'Exception
FRANCE

MAGNIFICENT 25 HA WINE-GROWING PROPERTY WITH AOP CAHORS VINES

LOCATION: 30 minutes west of Cahors, in the countryside but 5 km from a town with all amenities, 1 hour from Agen TGV station, 1 hour 45 minutes from Toulouse airport. Some of the land is on the banks of the River Lot.

DESCRIPTION: Complete wine-growing estate, covering 25 hectares, most of which is located around the buildings. A very large wine cellar, a building with garages for wine-making and farming equipment.

FARM BUILDINGS: These consist of a large 911 m² stone cellar. It is very functional with all the necessary wine-making equipment, including 5,500 hl of stainless steel vats and high-quality equipment. An annex building of approximately 300 m² serves as a garage for storing farming equipment and workshops, an office and a small staff apartment.

VINEYARDS and LAND: They can be irrigated if desired, thanks to an ASA network that draws water from the Lot River. The 25 hectares are spread over two plots:

- 13 hectares of vineyards classified as Cahors AOP, located on the third and fourth terraces. Entirely trellised, they are classified HVE3.

- The remaining 12 hectares of land are cultivable and irrigable thanks to two ASA terminals, including 7 hectares that are in the CVI portfolio to be planted with vines.

OPERATIONS: The grapes are vinified on site and the wine is sold to a company outside the estate. There are two very attractive brands registered with the INPI (French National Institute of Industrial Property) that produce bottled wines, which are included in the sale. The bottles are marketed by this external company, and it will be possible to continue in this way or to develop a tailor-made partnership to sell the wines yourself.

NOTES: There is mains water. Wastewater from the cellar goes to a private treatment plant. Wine stocks and advances on crops are not included in the price.

OUR OPINION: This group of buildings could be developed into a high-quality wine tourism centre. The large cellar allows for the vinification of a large number of vines.

CONTACT Hélène Dessort +33 6 14 60 32 32

Prix : 1 060 000 € FAI

Réf. 1862/1863/1882 PP.