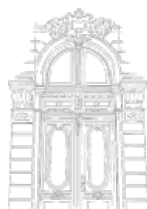


PONCET & PONCET

L'Immobilier d'Exception
— FRANCE —

WINE PROPERTY 68 HA WITH BEAUTIFUL HOUSE NEAR MONTPELLIER



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SITUATION : Nestled in a private valley 10 minutes from the outskirts of Montpellier, bordered by a stream. The buildings, ideally situated in a dominant position at the heart of the estate, which is in one piece, offer uninterrupted views over the vineyards and the countryside with its woods and garrigues.

DESCRIPTION : Beautiful 68-hectare wine-growing estate in a single block, including 10.7 hectares of vines, with accommodation, cellar, equipment, brand and marketing circuit.

BUILDINGS: The buildings form an L-shaped ensemble for the living quarters and the winery.

The main HOME retains its privacy, has character and offers approx. 200 m² of living space. Completely renovated and extended between 2017 and 2022, it combines modernity and comfort:

Ground floor:

- A very bright, glazed living room that creates a feeling of openness to the outdoors while still benefiting from all the comforts of home. It opens onto a vast terrace combining concrete and wood, with a 40 m² south-facing swimming pool.
- A dining room opening onto a functional kitchen
- A master suite on the ground floor.

Upstairs there are :

- 4 additional bedrooms
- 2 shower rooms.

An 80 m² office flat completes this harmonious residential complex.

The WINE MAKING CELLAR, the OFFICE and the TASTING CELLAR, the FARM OUTBUILDINGS and the company flat are grouped together in a dedicated area. The ageing cellar is dedicated to wines matured in oak barrels, guaranteeing the quality of these vintages.

The VINEYARD: Covering 10.7 hectares, the vineyard has been certified organic since 2020. It produces red, white and rosé wines. The estate is classified as AOP Grès de Montpellier (4 ha), AOP Languedoc (4.9 ha) and IGP (1.8 ha), enabling the production of a range of high-quality, perfectly identifiable wines.

THE COMPANY : A functional, well-equipped cellar with a total capacity of 1,320 hl, a volume perfectly suited to the level of the harvest, enabling the vinification of wines intended for bottling as well as cuvées sold in bulk to the trade.

WHAT WE THINK: This property will win you over with its proximity to Montpellier and its charm. The estate still offers plenty of scope for improvement and expansion, allowing you to add your own personal touch.



Prix : 2 700 000 € FAI
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