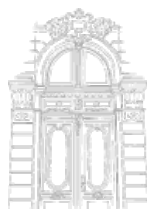


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L'Immobilier d'Exception
— F R A N C E —

WINE PROPERTY NEAR LIMOUX IN THE AUDE, 46 HA GENERATING GOOD INCOME.



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SITUATION : In the middle of the Aude countryside, in absolute peace and quiet, 10 km from Limoux, 1h15 from Toulouse and its international airport.

DESCRIPTION : A 46-hectare estate in a single block, with buildings in a dominant position and 360° views! It is served by a private carriage road from the village belonging to the estate. This venue is ideally suited to the development of wine-tourism events.

The BUILDINGS: All of the buildings are in need of renovation. There is a house of approx. 300 m² that has been uninhabited for a number of years. An office has been converted to take care of the day-to-day running of the business. Numerous outbuildings, including a wine-making cellar.

The CELLAR: All the cellar and growing equipment is complete. The cellar has a capacity of around 4450 hl (concrete, stainless steel and resin).

LAND AND VINES: 46 hectares of vines in a single block, 44.5 of which are AOP Limoux and 1.5 IGP, 1.5 hours of parkland and built-up area. The average age of the vines is 16 to 17 years. Regularly uprooted and replanted, there are very few missing or old vines. They are all trellised. Grape varieties: Merlot, Cabernet franc, Malbec, Grenache, Pinot, Syrah, Sauvignon, Chardonnay. All grapes are machine-harvested.

PRODUCTION: Yields average around 80 hl/ha because of Limoux's oceanic climate. This makes for a very interesting turnover and positive results. Today, most of the wines are sold in bulk. Only around 5,000 bottles are sold locally, a market that needs to be developed further.

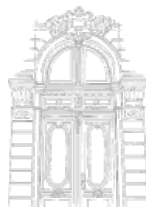
OUR OPINION: Due to its isolated location, this site could easily be used to develop events, weddings, seminars, gites, restaurants, etc.

NB: The price does not include stocks and crop advances. File on request

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Prix : 1 590 000 € FAI

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