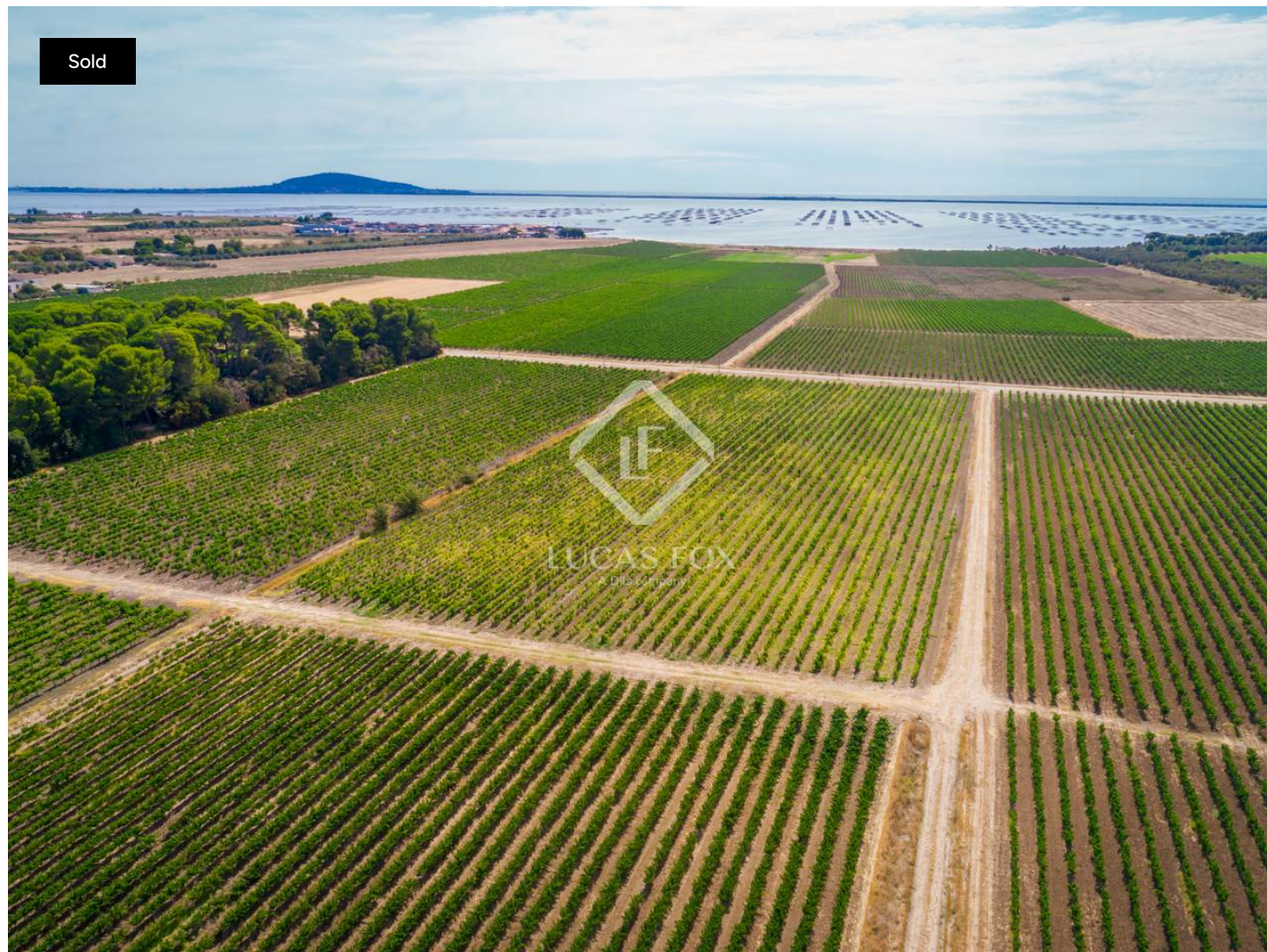


€3,400,000 Winery - Sold

## Romantic modern property for sale in Etang de Thau, 35 minutes from Montpellier

France » South France » 34140

6  
Bedrooms



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€3,400,000 Winery - Sold

## Romantic modern property for sale in Etang de Thau, 35 minutes from Montpellier

**Stone mansion of approximately 285 m<sup>2</sup>, totally renovated with good taste and quality fittings, opening on to a large enclosed park with a swimming pool and pool house.**

This modern stone mansion has an area of approximately 285 m<sup>2</sup> and has been tastefully renovated completely. It is made up of three floors:

On the ground floor we have a large living room with a mezzanine, a kitchen, a bedroom, a shower and a bathroom. The first floor offers two bedrooms, a bathroom and a toilet. Finally, on the second level we have three bedrooms, a shower room and a bathroom.

The house also has a pool with a poolhouse. On the estate we also find two other houses, one currently rented and the other to be renovated.

This modern winery, built in 2002, includes an environmental project with a wooden facade completely integrated into the landscape. It has a total area of approximately 1,100 m<sup>2</sup> and consists of a wine-making cellar equipped with a laboratory, a storage and bottling cellar, a barrel cellar, a tasting room and an office. The winery has a capacity of 9100 hl.

All buildings are insulated and equipped with air conditioning. Likewise, the water / electricity network is scheduled to be updated in 2021.

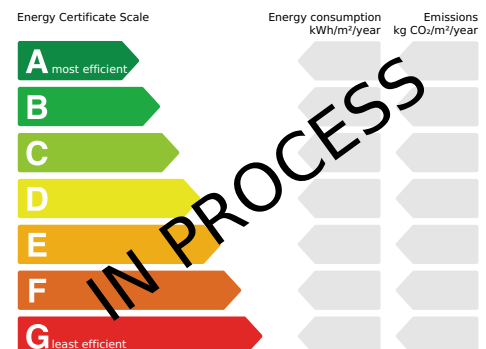
The estate boasts 51-hectare HVE (High Environmental Value) cultivated vineyards, almost in one piece and in perfect condition. Likewise, in it we find several varieties of grapes, including the famous native variety Picpoul, which grows on sandy and clay-calcareous soil and benefits from the breeze from the Thau basin and the Mediterranean Sea.

The estate produces a wide range of award-winning wines, which belong to the AOP Picpoul de Pinet, AOP Languedoc and IGP Oc appellations of origin.



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Sea views, Terrace, Swimming Pool, Garden, Vineyards, Natural light, High ceilings, Parking, Renovated, Heating, Fireplace, Exterior, Equipped Kitchen, Air conditioning



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€3,400,000 Winery - Sold

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