

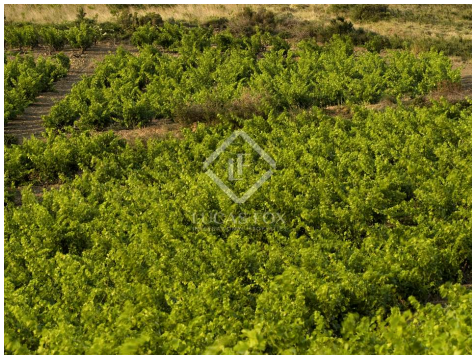
€2,438,000 Winery - For sale

**Vineyard in organic farming and very recent stone cellar for sale, located close to Béziers and the sea, close to the motorways.**

France » 34290

**664m<sup>2</sup>**    **7,500m<sup>2</sup>**

Built size    Plot size



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

**The estate has been handcrafted and meticulously built in stone from the Gard, including the fence. The roof in pearly cladding which changes colour as the day goes by, the different ceilings in each room, the glued laminated beams.**

The buildings intertwine to form a wine making cellar (377 m<sup>2</sup>), a storage room for dry products (149 m<sup>2</sup>), a barrel maturing cellar (64 m<sup>2</sup>), an office, a laboratory, public and personal sanitary facilities, a reception-tasting room and a cultural area to host exhibitions or meetings. The useful surface area is around 664 m<sup>2</sup>.

There are also annexes: a canopy for the reception area (77 m<sup>2</sup>), a covered terrace (31 m<sup>2</sup>) and an uncovered terrace (29 m<sup>2</sup>).

Part of the roof is equipped with photovoltaic solar panels which provide a good economic return.

The plot of the estate is 7500 m<sup>2</sup>, the current building occupies only 2500 m<sup>2</sup> and it is possible to build a dwelling house and oenotouristic gîtes.

Vineyard of 23 Ha in organic farming HVE. Grape varieties :

- Cabernet Sauvignon 1,47 Ha
- Carignan 1,24 Ha
- Chardonnay 4,07 Ha
- Chenanson 0,90 Ha
- Cot 1,11 Ha
- Grenache 2,67 Ha
- Merlot 2,44 Ha
- Mourvèdre 1,34 Ha
- Muscat 0,50 Ha
- Nielluccio 0,63 Ha
- Petit Verdot 0,50 Ha
- Sauvignon 1,22 Ha
- Syrah 3,25 Ha
- Vermentino 1,44 Ha

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Garden, Vineyards, Parking

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- Viognier 1 Ha

Total surface area of vines 23Ha 69a 49ca

Terroir: clay-limestone soils and terraces of alluvial deposits.

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