

€2,800,000 Winery - For sale

**Property for sale in the heart of Roussillon between sea and mountains, with oenoturistic accommodation and a modern cellar with great potential.**

France » 66300



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

+33 684 19 40 65 • [marc.escassut@lucasfox.com](mailto:marc.escassut@lucasfox.com) • [lucasfox.com](http://lucasfox.com)

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### OVERVIEW

**Property for sale in the heart of Roussillon between sea and mountains, oenoturistic accommodation and a modern cellar with great potential. On the eastern foothills of the Canigou massif, at the extreme east of the Pyrenees, with a breathtaking view.**

The estate was created at the end of the 19th century. A preserved island in perfect condition, this landscape gives free rein to the passion for wine and nature. Beautifully and carefully renovated buildings, completed by new winery buildings built in 2003-2004.

The current owner has surrounded himself with the best specialists for the in-depth transformation of the vineyard, the renovation of the buildings and the construction of new wine storehouses.

APPELLATIONS : AOP CÔTES DU ROUSSILLON, IGP CÔTES CATALANES and IGP OC

Today, the vineyard extends over about thirty hectares, on clay-limestone soils. The vineyard was entirely restructured between 1999 and 2018, with the potential for an additional harvest from 2021. There are also 6 hectares of old vines over 50 years old which add cachet to the property. Possibility of extending the vineyard nearby.

Alongside the traditional grape varieties, Carignan, Grenache, Cinsault, very aromatic varieties such as Syrah, Mourvèdre, but also Marselan, Caladoc, Merlot and Cabernet-Sauvignon.

After a long practice of sustainable viticulture, the vineyard is now certified "High Environmental Value, level 3", giving way to traditional methods, such as mechanical tillage of the soil, respect for the environment, favouring biodiversity and low yields.

From 2020, conversion to organic farming (3 years to be planned for the conversion) allowing a better valorisation of the wines, including for the wine trade.



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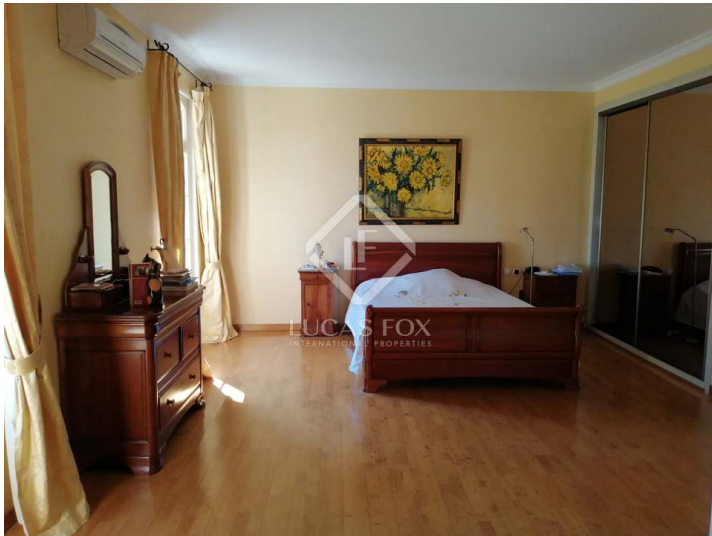
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