



CLOSE TO MONTPELLIER, RENOWNED
VINEYARD OF 18 HECTARES AROUND THE
PROPERTY IN FULL OPERATION. BEAUTIFUL
WINERY AND GREAT POTENTIAL TO DEVELOP
THE BUSINESS. A VERY INTERESTING DEAL.

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RENOWNED VINEYARD
OF 18 HECTARES
AROUND THE PROPERTY
IN FULL OPERATION.
BEAUTI...



PROPERTY FACT FILE

REFERENCE	77784JUN34
PRICE	€ 1,680,000 £ 1,438,416* *agency fees included: 5 % TTC to be paid by the buyer (1 600 000 EUR hors honoraires)
BEDROOM	3
BATHROOM	1
ACCOMMODATION	130 m²
LAND	188136 m²
TOWN	Montpellier
DEPARTMENT	Herault
LOCATION	50km or less to airport
TYPE	Vignoble
CONDITION	Good condition
FEATURES	Garage, Barns / outbuildings, Private parking

*Price based on current exchange rate which is subject to change





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This vineyard has 18 hectares around the property, a winery of 550 m2 on the ground and a house of 130 m2 which offers three bedrooms, a shower room, a living room and a kitchen. Exploited by the owner this very beautiful business is healthy and offers in addition a great potential of development of the production. To discover

DESCRIPTIF

House of 130 m2

1 bedroom with exceptional view of the vineyard

1 bedroom with exposed beam

1 living room / dining room overlooking the cellar on one side and the vineyard on the other

1 modern and fully equipped kitchen with view on the vineyard

1 bedroom with view on the vineyard

1 shower room

Terrace with 180 ° view on the vineyard

Possibility to create an infinity pool looking at the vineyard.

Quality materials, insulation and roof remade. Double glazing. Central heating.

Winery of 550 m2 with a storage area of 130 m2

Winery of 1500 hectos

Independent building of 170 m2 to store agricultural equipment

2 tractors

1 grape harvesting machine

Other equipment

All the winery is new. Young vineyard. Run by the owner alone, no staff. Minimum stock. Park of important material. Loyal individual customer for 15 years. Participation in 20 shows per year and sale to wine merchants. Appellation Coteaux du Languedoc, St Georges d'Orques, Grès de Montpellier, AOC, IGP. No export sales by choice yet. Large potential for development of production. Healthy business. Possibility of follow-up and guidance of the buyer by the owner himself. A very good deal.

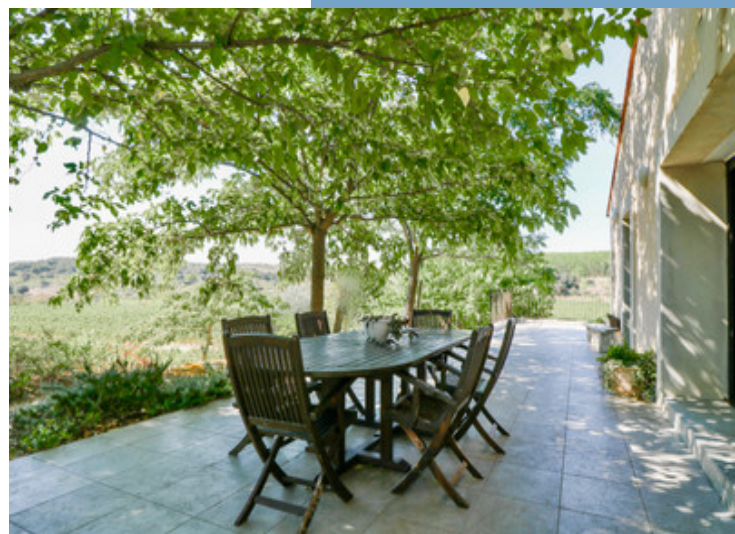
Domain close to Montpellier (10 km) a zone of wine tradition. Quiet and secluded area but close to the village. Fabulous situation of the domain in the middle of the cultivated vineyards. Outstanding view.

Information about risks to which this property is exposed is available on the Géorisques website : h

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/77784JUN34>

COMPLETE FILE AND PHOTO ON REQUEST

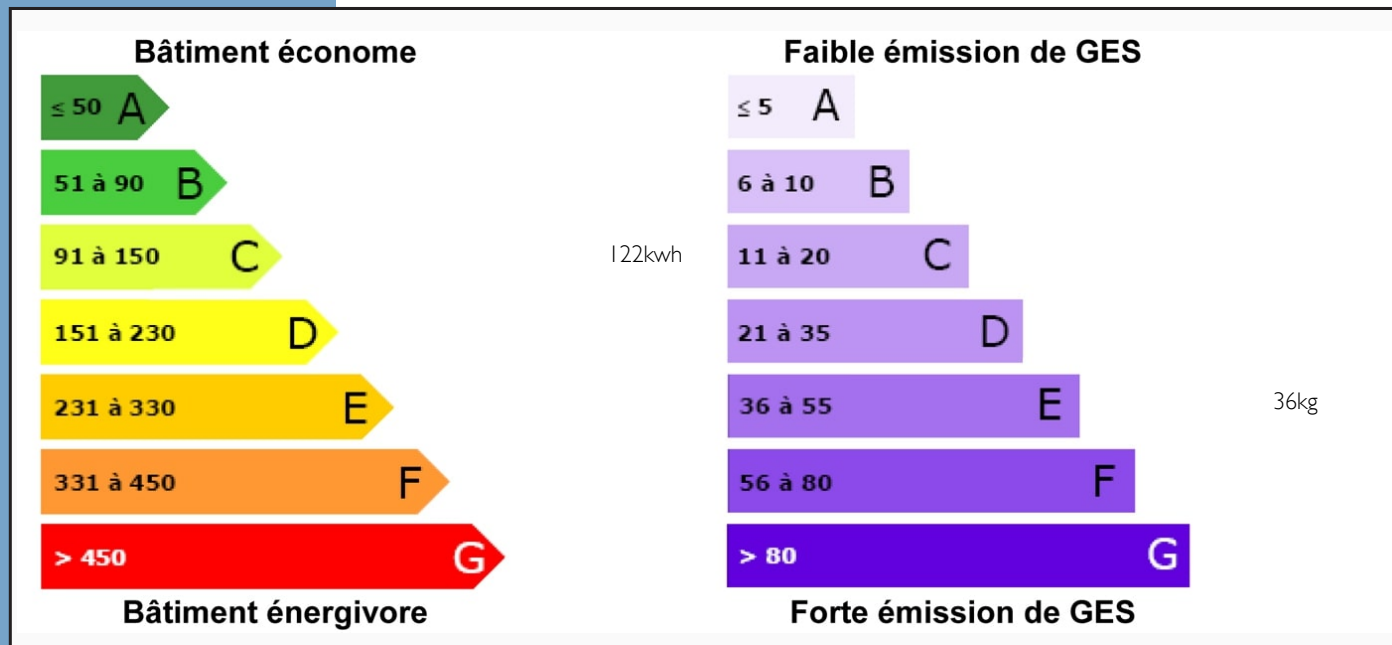


CLOSE TO MONTPELLIER,
RENOWNED VINEYARD OF 1
HECTARES AROUND THE
PROPERTY IN FULL
OPERATION. BEAUTI...

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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



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FILE COMPLETE
AND PHOTOS
ON REQUEST

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