

LEGGETT PRESTIGE

LUXURY PROPERTY AND REAL ESTATE IN FRANCE



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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DESCRIPTION

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 absolutely.



PROPERTY FACT FILE

REFERENCE	77784JUN34
PRICE	€ 1,680,000 £ 1,438,550*
BEDROOM	3
BATHROOM	1
ACCOMMODATION	130 m ²
LAND	188136 m ² - 18.8136ha
TOWN	Montpellier
DEPARTMENT	Herault
LOCATION	50km or less to airport
TYPE	Vineyard, ,
CONDITION	Good condition, ,
FEATURES	Garage, Barns / outbuildings, Private parking
APPELLATION	
CEPAGES	, , ...
VINEYARD TYPE	, ,
VINEYARD CONDITION	, ,
VINEYARD FEATURES	, ,
WINE PRODUCED	, ,
PLANTED VINES	m ² - 0ha

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

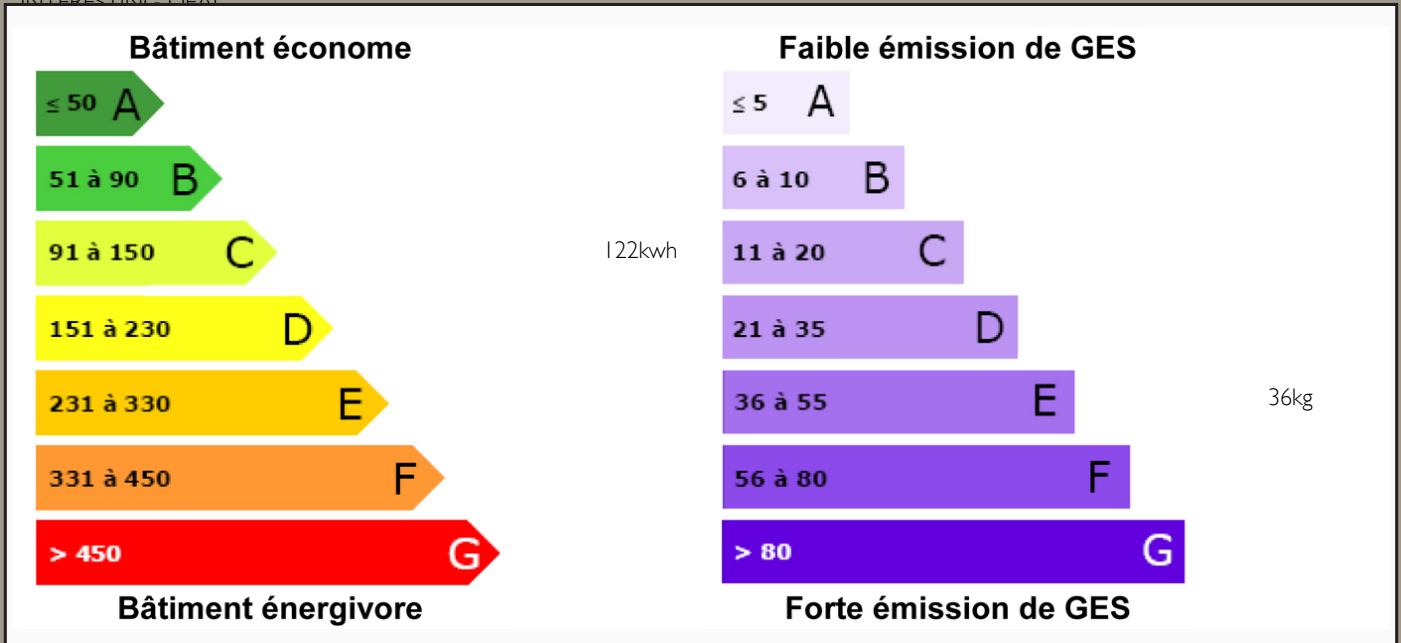
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House of 130 m2 | 1 bedroom with exceptional view of the vineyard | 1 bedroom with exposed beam | living room / dining room overlooking the cellar on one side and the vineyard on the other | modern and fully equipped kitchen with view on the vineyard | 1 bedroom with view on the vineyard | 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 | 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 : <https://www.georisques.gouv.fr>



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ENERGY-DPE



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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

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