

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.

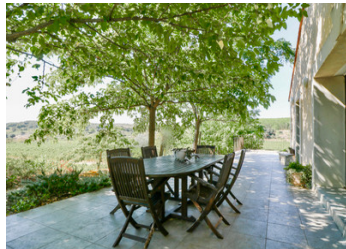


INFORMATION

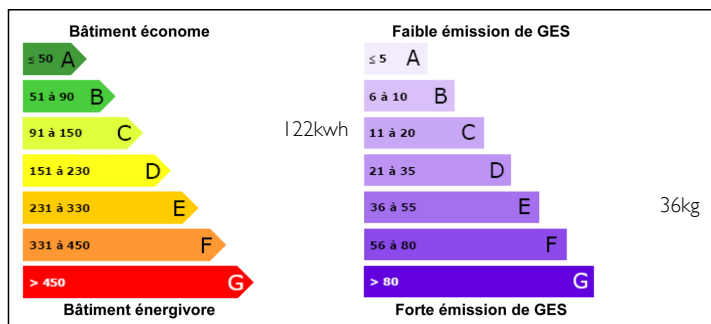
Town:	Montpellier
Department:	Hérault
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	188136 m2

IN BRIEF

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.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

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 :

NOTES