

Exceptional Organic Wine Estate, Villa, Pool & Winery on 38ha with Stunning Views near Saint-Chinian



INFORMATION

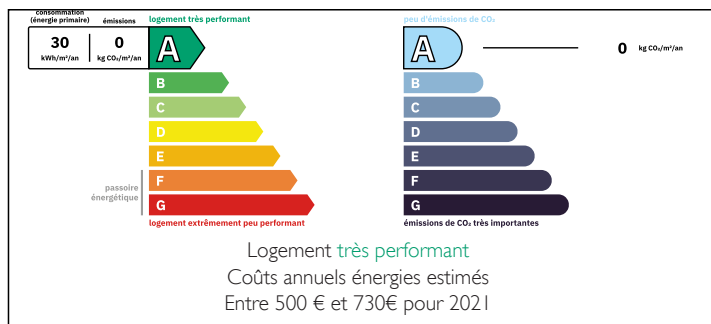
Town:	Saint-Chinian
Department:	Hérault
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	381066 m2



IN BRIEF

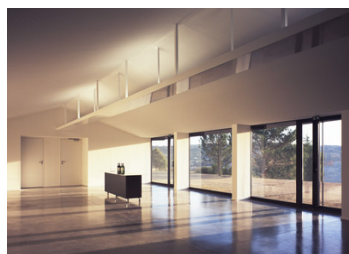
This remarkable estate has earned an enviable reputation for producing a range of award-winning organic wines that reflect the character and quality of the Saint-Chinian terroir. Combining traditional expertise with a forward-thinking approach, the domaine has also successfully developed an acclaimed collection of alcohol-free wines, responding to growing international demand while maintaining the same commitment to craftsmanship, balance and flavour that defines its celebrated vintages.

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

- **Tumkey Organic Wine Estate** – A fully operational vineyard enterprise extending across 38 hectares, including 8.4 hectares of organically cultivated vines distributed among carefully selected parcels that contribute to the character and diversity of the wines produced.

- **State-of-the-Art Winemaking Facilities** – Modern, professionally equipped vinification and production facilities designed to support efficient, high-quality wine production and future growth.

- **Innovative Award-Winning Brand** – A successful portfolio of award-winning organic wines complemented by an acclaimed alcohol-free range, positioning the estate at the forefront of a rapidly expanding market sector.

- **Exceptional Hospitality & Event Potential** – A professional kitchen adjoins a spacious and light-filled reception area, creating opportunities for private dining, wine tourism, corporate events, tastings, retreats or an exclusive destination restaurant, subject to any necessary permissions.

- **Private Lifestyle Property with Equestrian Possibilities** – The contemporary four-bedroom villa and swimming pool enjoy a privileged and secluded setting with beautiful views, while the surrounding land offers scope for equestrian pursuits and a wide range of lifestyle or agricultural projects.

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

LOCAL TAXES

Taxe foncière: 2306 EUR

NOTES