



# Winery,

34500, Hérault, Occitanie

€3,180,000

Ref: 2083

\* Available \* 2 Beds \* 1 Bath

A business model all around wine and hospitality with further possibilities! 7 Gîtes, Restaurant license 4, wine shop/boutique inclusive winetasting, cozy courtyard and terrace, various...

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**French Entrée**

## Property Description

This commercial property is located at the edge of a lovely village sitting on the banks of the canal du Midi, in the greater Beziers area, Languedoc Roussillon, South of France. All about this property is unusual, the business model, the location of the property and the very innovative and as well ecological approach. The property is composed of an old building and a new built house harmoniously fitting in the area and giving the feeling that it has always been there. The house is divided into 4 Gîtes, the old wine cave hosts a restaurant, wine shop, various reception and meeting rooms as well as 3 further Gîtes. This building has been converted to give a maximum of flexibility for further various commercial uses or to create simply further gîtes or B&Bs. 5 out of the 7 Gîtes as well as the restaurant and reception areas have disabled access.. There are plans for a photovoltaic roof on half of the cave, pre installations are already in place. Being located in an excellent touristic area, the property offers an unexpected range of development possibilities. A property with a business concept you have NOT come across before!

**Description of the buildings**

**Old building former wine cave** Entrance / garden level 760m<sup>2</sup>  
Restaurant sitting 80 to 100 people, with modern wine tasting concept, terrace in the charming courtyard, sitting 40 to 60 people, with view on the Canal du Midi, professional show kitchen 32m<sup>2</sup>, reception area 95m<sup>2</sup> sitting 70 people with independent access, sanitary area for guests, meeting room 26m<sup>2</sup> with independent access, another reception area 63m<sup>2</sup> sitting 50 people with independent access, all 3 areas are possible to open up to get an enormous room of 180m<sup>2</sup> and sitting 150 people, if needed the restaurant can be integrated in this room too. technical room, office and laundry 48m<sup>2</sup>

**3 Apartments with a total size of about 300m<sup>2</sup>:** Gîtes Apartment with landing, kitchen/dining/lounge, pantry, 2 bedrooms, shower room, WC, terrace  
Gîtes Apartment with landing, kitchen/dining/lounge, pantry, bedroom, bathroom, WC, private pool/spa  
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**Basement 830m<sup>2</sup>** The basement is accessible by car and lorry. There is in the middle a long open room, on the outside walls all long are still the vats out of concrete. All is and can be used as a storage room. Vats could be knocked down. Under the courtyard with the Restaurant terrace is a 80m<sup>2</sup> room with technical installations such as for the heating and watering system. Further it can be used for storage or a private wine cellar.

**Maison style Bastide Country House** Ground floor  
130m<sup>2</sup>: entrance hall, 2 apartments with each kitchen/dining/lounge, one with 1 and the other with 2 bedrooms, shower room and a terrace enjoying the garden; each about 60m<sup>2</sup>. 1st floor 130m<sup>2</sup>: landing, 2 apartments with each kitchen/dining/lounge, bedroom, shower room. 2nd floor: solarium (terrace hidden amongst the sloping roofs) All apartments have amazing views on the Canal du Midi and the 2 apartments on the first floor have on top the view across to the Pyrenees.

**Grounds** The plot with the buildings, courtyard and area around is 3854m<sup>2</sup> large with lovely Mediterranean bushes, trees and flowers. There are further 2.5ha of producing vineyards included which are not attached to the buildings. There is a large parking along the wine cave. There are today just the 2 small swimming pools for the 2 apartments in the former wine cave. There are various possibilities to build another large swimming pool. The guests have a separate south facing garden. Town water and sewerage, free water for garden watering.

**General conditions and equipments** All is in very good condition and well maintained. The cave building with the Restaurant, various seminar rooms and the 3 Gîtes has a floor which is interrupted in various areas in order not to transmit sound and has a capacity to carry 1.5t/m<sup>2</sup>. There are hardly supporting walls on a surface of 750m<sup>2</sup>; walls are in siporex and therefore fireproof. Further partitions can be easily changed since every 4 m all lengths of the building is a supporting beam and waste evacuation is put in place. Windows and doors are in metal and double glazed. The new built house, everybody thinks that it has always been there since it fits in so well, is an earthquake safe construction with 4 Gîtes; there are wooden windows in double glazing. In all those Gîtes is the possibility to add a fireplace. The heating system in all the Gîtes is by air using the temperature of the soil on 2m underground, a system the roman have know already 2000 years ago. There are further to complement infrared mirrors. The restaurant is heated by exchange pump which is reversible for cooling; the reception areas are equipped with reversible air con. Every Gîte is fully equipped with WIFI, flat TV via Satellite, dishwasher, oven, fridge and freezer part, café machine, toaster etc and has independent meters for



## Gallery

