

Rare 40ha Organic Wine Estate near Montpellier,

34000, Montpellier, Hérault, Occitanie

€5,900,000

Ref: 340138044

* Available * 6 Beds * 2 Baths * 550m2

Near Montpellier, close to motorway and TGV station. Large 19th century mansion 500m2, fully equipped vinification and storage buildings 350m2. Cultural material. Pool. 33,5ha of vines under production.

- Close to shops and cafés
- Close to many river pursuits
- Area steeped in History
- Airports are not far away
- Close to the beach and sailing
- Golf courses
- Tourist area
- Motorways or good roads to property
- Good walking Country
- Tennis in most Villages
- Local Produce Markets

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Property Description

Near Montpellier, close to motorway and TGV station. Large 19th century mansion 500m2, fully equipped wine-making facilities and storage buildings 350m2. Visitors tasting rooms in the "chai". Swimming Pool.

33,5ha of vines under production organically certified, 1ha Olive trees and 8ha of land.

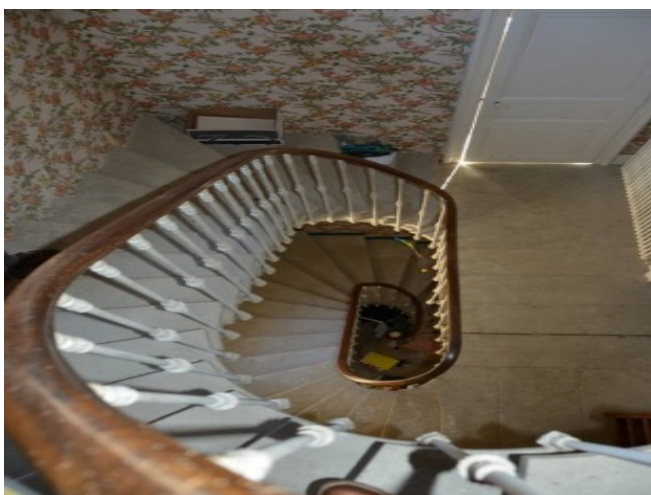
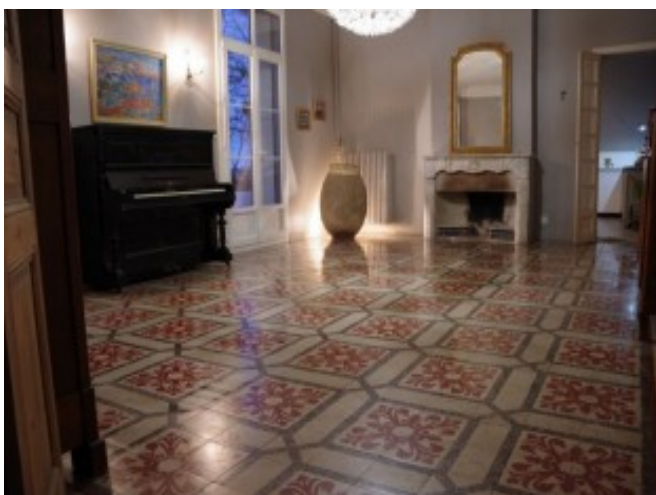
Private cellar with AOP Chateau and Vin de Pays (IGP) wines.

Significant potential for direct sales and oenotouristic (wine tourism) activities.

(Selling without wine stocks and possible cultural expenses.)

Minutes from supermarkets, cafés, restaurants in **Montpellier** and well situated to the other towns Sète, Béziers and Nîmes: also close to Airports, Motorway links and Railways. Tourism is the second industry of the region and is becoming increasingly popular for its ancient history and marvellous climate and its interesting vineyards.

Phoenicians, Greeks, Romans and Cathars have all left their mark as did Louis XIV with the Canal du Midi, near here in Agde. Such a region is good for the soul: fresh food, wine and sunshine.



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