



# HISTORIC WINE ESTATE OF 144 HA IN AOP CORBIÈRES AND IGP D'OC,

€4,200,000

Occitanie

Ref: 2019LR

\* For Sale \* 1 Bed \* 300m2

Historic property located on the outskirts of a small and quiet town, easily accessible in about 15 minutes from the nearest highways and 40 minutes from the Carcassonne international airport.

- pool

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée**



## Property Description

Historic property located on the outskirts of a small and quiet town. This estate is easily accessible (15 minutes from the nearest highways and 40 minutes from the Carcassonne international airport). The beaches of the Mediterranean Sea are located at less than 30 minutes from the property.

The property has a total surface area of 144 ha and 101 ha of vineyards, 63 ha of which are in AOP Corbières and the rest in IGP d'Oc. The plots are well-sized and could be partially irrigated (85% of the surface area). The vineyard is in good general condition and has been partly renewed (40% of the vines are less than 20 years old).

To access the property a magnificent wrought iron gate from XIX century welcomes the visitor. The buildings are impressive and organized around a double enclosed courtyard : a

Mansion of about 300 m<sup>2</sup>, a gîte of approximately 80 m<sup>2</sup> and an office.

Numerous outbuildings and farm sheds of more than 600 m<sup>2</sup> allow to store the equipments as well as the bottled wine in good conditions.

The winery is very traditional for the Languedoc region and has 13 000 hl capacity. It includes tanks made of concrete and stainless steel (85 hl to 340 hl) and 14 tanks of 150 hl capacity. Well-equipped and spacious (900 m<sup>2</sup>), vinification is done by using gravity. Bulk wines can be stored with good thermal inertia.



