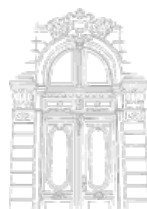


# PONCET & PONCET

*L'Immobilier d'Exception*  
FRANCE

BEAUTIFUL WORKING TOOL VITICOLE 110 HA



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*L'Immobilier d'Exception*

FRANCE

## BEAUTIFUL WORKING TOOL VITICOLE 110 HA

Location : Estate with Château appellation, near Narbonne, easy access

Description : An ultra modern cellar with a new stainless steel vat room and an old cellar with concrete vats. 10000 hl in all. Barrel cellar. Complete winemaking and growing equipment. Storage building, sheds and hangars. A 3 bedrooms house with park and swimming pool to refresh. A renovated 4-bedroom flat or gite, organized for 8 people.

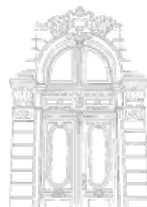
Land and Vines: 110 ha of which 56 ha are planted with AOP CORBIÈRES and BOUTENAC vines and IGP. There is a total potential of 100 ha in vines. The potential in Boutenac is 30 ha. Part of it is irrigated but all of it is irrigable through the contract of an ASA. 11 grape varieties including 7 reds and 4 whites allow the production of a range of wines of the 3 colours. The wines are often awarded medals and considered to be of very good quality. The potential is about 600 000 bottles. Full and autonomous staff.

Our opinion: This property is above all a production tool.

Contact: Hélène DESSORT +33(0)6.14.60.32.32

Prix : 2 900 000 € FAI

Réf. 1481 PP.



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