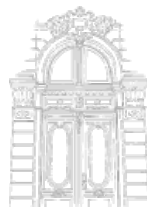


# PONCET & PONCET

*L'Immobilier d'Exception*

FRANCE

15 HA AOP CÔTES DU ROUSSILLON ET VILLAGES ORGANIC WINEGROWING ESTATE, COMPLETE WORK  
TOOL



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## 15 HA AOP CÔTES DU ROUSSILLON ET VILLAGES ORGANIC WINEGROWING ESTATE, COMPLETE WORK TOOL

**LOCATION:** In the heart of the CÔTES du Roussillon appellation, 30 minutes from Perpignan, in the land of the Cathare Castles!

**DESCRIPTION :** Situated on a plot of 1550 m<sup>2</sup>, the buildings are in the agricultural area of a renowned village of the Roussillon. They are connected to mains water and mains drainage, and fibre optic connection is possible. They are very easy to access. The vines are around the village.

A 100 m<sup>2</sup> air-conditioned cellar, fully equipped with 1000 hl of temperature-controlled stainless steel vats and all the winemaking equipment.

A 110 m<sup>2</sup> air-conditioned storage area, with mezzanine, bottling line and all the necessary equipment.

A 150 m<sup>2</sup> hangar with all the necessary growing equipment

There are still 300 m<sup>2</sup> of building rights on the plot.

**VINES AND LAND:** A total of 18 hectares, including 15 hectares of vines in organic production since 2012, in the Côtes du Roussillon, Côtes du Roussillon villages, Maury, Maury sec and IGP Côtes Catalanes appellations. Their average age is 12 years, and they are in excellent condition. Harvesting is by hand and in crates, but the vines can be mechanically harvested thanks to the 2.5 x 1 spacing. 3 ha of planting rights remain.

**THE ESTATE:** The estate produces 4 vintages of bottled red and white wines, which generate a comfortable turnover thanks to its established marketing circuit. The customer file is included in the sale.

**ADDITIONAL INFORMATION:** The estate has a village house (with a lovely view from the terrace) which could be sold at the same time. Separate file.

**OUR OPINION:** Ideal for a first winegrowing venture, this property offers very high quality wines and comfortable incomes!

**NOTE:** The price shown excludes stocks and crop advances.

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Prix : 1 049 400 € FAI

Réf. 1729 PP.



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