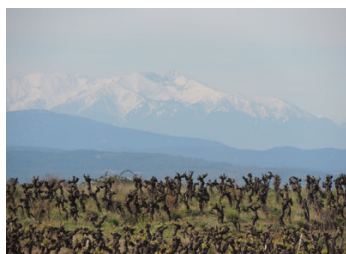
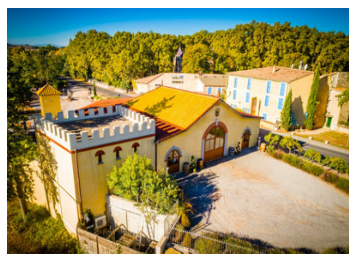


Fabulous prestigious winery with 31 hectares large warehouse ,boutique reception area events terrace .



## INFORMATION

Town:	Narbonne
Department:	Aude
Bed:	0
Bath:	0
Floor:	1900 m2
Plot Size:	317162 m2



## ENERGY - DPE

DPE not required.

## IN BRIEF

AOP MINERVOIS: Château Vineyard

Prime location , the 31 hectare estate sits between Narbonne's fertile plains and the arid Minervois plateaus. It spans 8 AOP zones with 25.15 hectares of productive vineyards and 7.77 hectares of plantable land.

### Terroir & Soil

The terraced vineyards feature siliceous pebbles, with hillside soils rich in limestone and marl. Notable areas include Pech (Roussane) and Cacau (Grenache, Cinsault, Mourvèdre).

### Grape Varieties

The estate produces Syrah, Mourvèdre, Carignan, Grenache, and Roussane, with vines aged 7–30 years and a potential yield of 130,000 bottles.

### Infrastructure

A 1,600 m<sup>2</sup> production area, 50 m<sup>2</sup> tasting room,

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

additional reception areas.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Exceptional Vineyard Estate in AOP Minervois –

Nestled between the fertile plains of Narbonne and the arid plateaus of Minervois, and is ideally positioned at the heart of the Cesse Valley. Located at the foothills of the renowned Black Mountain, the vineyard offers both an outstanding terroir and breathtaking views, making it the perfect location for wine lovers and investors alike.

Vineyard Overview:

Spanning a vast 31 hectares situated within the prestigious Minervois Protected Designation of Origin (AOP) zone. The estate comprises 25.15 hectares of established vineyards, with an additional 7.77 hectares of plantable AOP vineyard land. A mix of forest and scrubland adds to the natural beauty and sustainability of this exceptional property.

Geological and Soil Features:

The vineyard's unique terroir plays a pivotal role in producing the estate's renowned wines. The terraced areas are rich in siliceous pebbles derived from schist, gneiss, quartz, and sandstone. These soils are deep yet moderately fertile, perfect for cultivating high-quality grapes. The hillside areas are enriched with lacustrine white limestone and marl, creating optimal conditions for producing distinctive, terroir-driven wines.

Grape Varieties:

The winery cultivates a diverse array of grape varieties, reflecting the complexity and richness of the estate's terroir:

Plateau de Belvèze: Syrah (35%), Mourvèdre (26%), Carignan (14%), Grenache Blanc (9%), Grenache (8%), Maccabeu (7%), Muscat (1%).

Cascals: Syrah (70%), Grenache Noir (30%).

Pech: Roussane (100%).