



## 7 room, 123m2 Vineyard for sale in Caux - 895 000 € \*



### Agent Info

Naam:	Patrick Gibbins
Bedrijfsnaam:	Artaxa Immo Sarl
Mistlampen:	France
Experience since:	2008
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	
Languages:	French
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 895,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Caux
Postcode:	34720
Geplaatst:	28-05-2025
Omschrijving:	Charming Turnkey Wine Estate - Caux (Herault, South of France)

Nestled in the picturesque village of Caux, just 10 minutes from Pezenas, the historic and culturally rich town closely associated with Moliere, this human-scale organic wine estate offers an exceptional lifestyle and a well-established business opportunity.

The property also includes a cosy and characterful winemaker's house in excellent condition. It harmoniously blends authentic charm — with original floor tiles, exposed beams, and traditional features — with modern-day comfort. The home offers three bedrooms, two elegant bathrooms, a bright lounge, an open-plan fully fitted kitchen, and a lovely terrace with open views across the vines and surrounding countryside. Contemporary upgrades such as reversible air conditioning and modern bathroom fittings provide year-round comfort while preserving the warmth and soul of a historic village home.

The estate is fully equipped for winemaking, offering a professional and immediately operational setup. It includes a fully fitted winery with easy street access, a barrel cellar ideal for ageing wines, a temperature-controlled and insulated storage room, and a welcoming, climate-controlled tasting and retail space with disabled access. There is also a practical shelter for agricultural equipment. The property is connected to mains water, has a well, is hooked up to the public sewer system, and benefits from fibre-



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optic internet and 380V electricity.

## The Vineyard

The estate includes 6.3 hectares of vineyards, classified as AOP Languedoc (with pending recognition under AOP Pezenas) and IGP. The vines are planted with a rich variety of red and white grape varieties: Cinsault, Grenache blanc et gris, Carignan noir, Syrah, Vermentino, and Grenache noir. Managed under certified organic farming, the vineyard follows strict, environmentally respectful practices. Several parcels are set on rare volcanic basalt soils, creating a distinctive terroir for high-quality wines.

## Business Activity

A refined range of red, rose and white wines is produced on-site, regularly awarded and enjoying international acclaim with coverage in the wine press abroad. Sales are well-balanced: 40% exported, 40% sold within France, and 20% sold directly at the estate. There is a strong annual turnover with significant growth potential. Both the brand and an established client database are included in the sale. Accounts on request.

## Lifestyle and Transition Support

This turnkey property is ideal for a couple or individual looking to embrace a new lifestyle in a beautiful and inspiring setting, while earning a comfortable living from a respected wine business. For buyers seeking a smooth transition or lacking prior experience, tailored support and guidance — including training, know-how transfer, and integration into the local network — can be provided by separate agreement.

Note: Asking price excludes wine stock and crop advances.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

Conditie: Excellent

### Algemeen

Slaapkamers:	3
Afgewerkte vierkante meter:	123 m <sup>2</sup>
Lot Afmeting:	765 m <sup>2</sup>

### Room details

Total rooms:	7
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Indoor Features:

Fitted kitchen

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.982.478

