



## A Hobby Or Change Of Life? 10 Hectares 60 Of Vines On The Same Site, Offering Different Grape Varieties.



### Agent Info

Name:	Freddy Rueda
Company	Freddy Rueda Sarl
Name:	
Country:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (467) 363-428
Languages:	English, French
Website:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Listing details

Property for:	Sale
Price:	USD 160,778.91

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Magalas
ZIP code:	34480
Posted:	Mar 18, 2025

### Description:

A lively, circular village with shops, cafes, restaurants, primary and secondary schools, 15 minutes from Beziers and 30 minutes from the beaches.

Here's the perfect opportunity to get started ! With 10 hectares 6 of vines ready to be pampered, you have enough to produce liters and liters of bottled happiness. And because we don't do things by halves, these lands offer you a tasty blend of 5 different grape varieties - enough to play wine alchemist and surprise your friends.

Chardonnay : ilot 5 4,960 m2 and ilot 19 12,380 m2 = 35,910 m2

Merlot : ilot 20 2340 m2 and ilot 2 4180 m2 and 1830 m2 = 8350 m2

Viognier : ilot 6 6600 m2 and ilot 8 3790 m2, 3640 m2, 5110 m2 and 4070 m2 = 23 210 m2

Cabernet Sauvignon : ilot 3 8060 m2 but ilot 21 in fields (approx.  $8060/2 = 4030$  m2) and 1450 m2, 4210 m2, 3970 m2 , 2100 m2 and 1940 m2 = 21 730 m2



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- approx. 4000 in fields = 17 730 m2

Marcellin (6 years old) : ilot 22 7122 m2, 6938 m2, 1734 m2 and 1010 m2 = 16 804 m2

Miscellaneous = Under lease paying 8000€ / year renewed every year + varietal wine production between 500 and 700 hl + irrigation (ASA) can be installed on the vines (1500 €/ha) and current subscription of 1300€/year.

Price = 137.000 € (Superb location)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 65709

Property Lot Size: 106,004 m2

Reference: M137000E

## **Other Features**

With Land/Garden

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.742.183

