

# Savills Wine Estates

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SUMMER/AUTUMN 2022





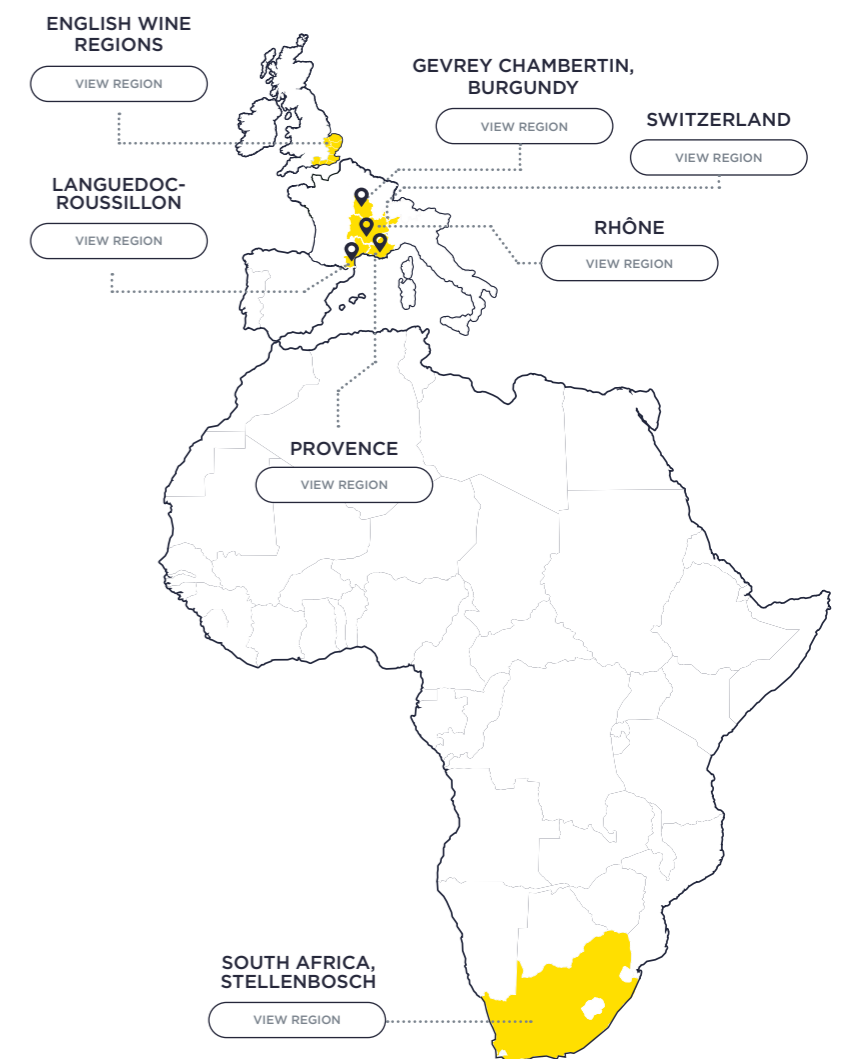
Savills Wine Estates has been established to meet the growing need of International clients, looking to buy, sell or invest in wine production or vineyard assets.



Driven by client and investor demand, Savills is delighted to extend this service for the first time onto the continent, where we are well positioned through a network of expert associates, to advise in all aspects of vineyard acquisition and disposal.

We also offer professional valuation, development appraisal and feasibility studies for new entrants to the market, as well as ongoing management advice.

Opposite is a selection of the regions in which we work, although this is by no means exhaustive. We would be delighted to speak with you to discuss your specific wine objectives or aspirations.



A MAJESTIC 18TH CENTURY CHÂTEAU LOCATED IN THE HEART OF THE HÉRAULT REGION DEVOTED TO HOSPITALITY AND WINE TOURISM - (LR175) €6,000,000

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FRANCE

# Languedoc - Roussillon



The vineyards of Languedoc-Roussillon stretch south west from Nîmes to the Spanish border and cover the following départements: Aude, Hérault, Gard and Pyrénées Orientales. Today there are 225,000ha of vines, of which 80,000 produce AOP wines.

### The vineyards of Languedoc-Roussillon

36 appellations d'origine make up the AOP vineyards of Languedoc-Roussillon, of which the most notable in terms of production are AOP Corbières, AOP Languedoc, AOP Minervois et AOP Côtes du Roussillon.

Alongside the AOP vineyards, noble varietals are planted in order to produce varietal wines sold under the Vin de Pays d'Oc brand, or under the local or county Vin de Pays brand. Languedoc-Roussillon remains the largest producer of vin de table wines in France.

“Wine is sunlight, held together by water.”

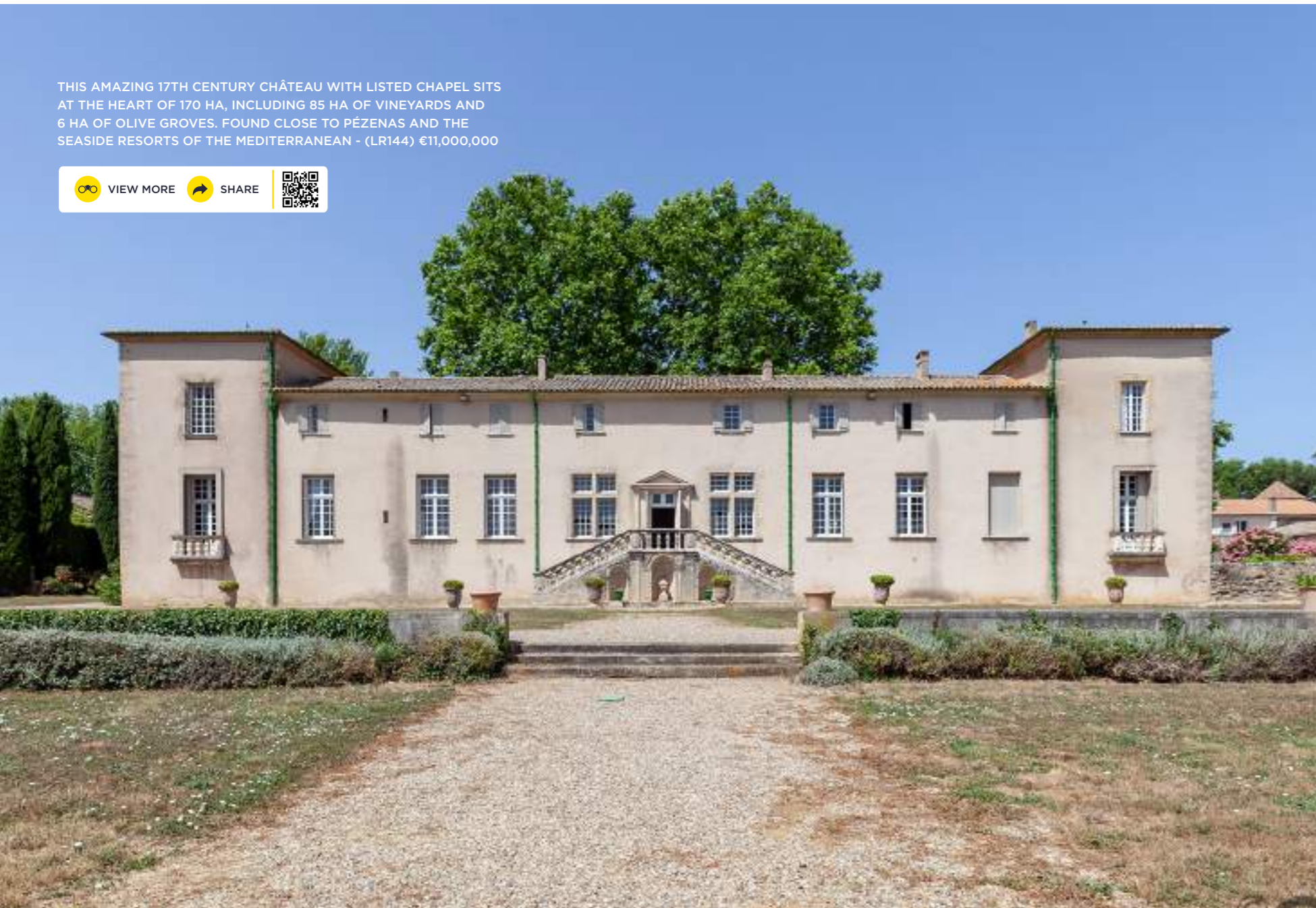
GALILEO



A 78 ha wine tourism estate with 9 ha organic vineyard. 2 main houses of 300m<sup>2</sup> and several self catering apartments, spa and sauna with swimming pool. - (LR 167) €2,940,000

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THIS AMAZING 17TH CENTURY CHÂTEAU WITH LISTED CHAPEL SITS AT THE HEART OF 170 HA, INCLUDING 85 HA OF VINEYARDS AND 6 HA OF OLIVE GROVES. FOUND CLOSE TO PÉZENAS AND THE SEASIDE RESORTS OF THE MEDITERRANEAN - (LR144) €11,000,000



VINEYARDS & VARIETALS OF

# Languedoc - Roussillon

56 varieties are allowed for the production of AOP and IGP wines. The main varieties of the region are as follows:



## Black Varietals

A O P

Syrah, Grenache, Mourvèdre, Carignan, Cinsault

I G P

Cabernet, Sauvignon, Merlot, Syrah, Grenache, Pinot Noir



## White Varietals

A O P

Grenache Blanc, Roussanne, Vermentino

I G P

Chardonnay, Sauvignon Blanc, Viognier



Beautiful 91 hectare estate in the heart of the Corbières mountains - (LR176) €2,500,000

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ON THE MARKET

# Languedoc - Roussillon



LOCATED AT THE HEART OF 52HA TO THE NORTH OF CARCASSONNE, THIS BEAUTIFUL VINEYARD PROPERTY OFFERS AN IDYLIC SETTING, AND IS IDEALLY SUITED TO AN AMBITIOUS WINE PROJECT. - (LR135) €1,960,000

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60 HA ESTATE WITH 36.5 HA OF VINEYARDS IN AOP MINERVOIS (35.1 HA) AND IGP ZONE (1.2 HA). CERTIFIED HVE3 ("HIGH ENVIRONMENTAL VALUE") IN 2018, THE VINEYARD HAS BEEN UNDERGOING CONVERSION TO ORGANIC FARMING SINCE 2020. BUILT ON THE OUTSKIRTS OF A PRETTY VILLAGE, THE WINERY AND STORAGE FACILITIES ARE IN EXCELLENT CONDITION AND PERFECTLY SIZED FOR THE ESTATE'S CURRENT PRODUCTION. - (LR169) €2,800,000

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SET IN THE HEART OF THE HERAULT, THIS PROPERTY IS JUST 15MN FROM MOTORWAY ACCESS AND 10MN FROM AN ATTRACTIVE MARKET TOWN. THE DOMAIN OFFERS PANORAMIC VIEWS OF THE SURROUNDING COUNTRYSIDE AND ENJOYS A PARTICULARLY PEACEFUL UNDISTURBED SETTING. - (LR45) €7,950,000

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MAGNIFICENT 17TH CENTURY BASTIDE, IN A DOMINANT POSITION ON 11.5 HA ESTATE WITH 1.2 HA OF VINEYARD CLASSÉ AOP CÔTES DE PROVENCE & 2 HA OF OLIVE GROVES - (PR182) €3,950,000



FRANCE

# Provence



The vineyards of Provence stretch over 200 km from west to east, essentially in the Var and Bouches-du-Rhône départements: Currently there are approximately 26,000 ha of vines with an annual production of the equivalent of 160 million bottles.

### The vineyards of Provence

Three major appellations represent approximately 96% in volume of all wine appellations:

- AOP Côtes de Provence
- AOP Coteaux Varois en Provence
- AOP Coteaux d'Aix en Provence

“Give me books, French wine, fruit, fine weather and a little music played out of doors by somebody I do not know.”

JOHN KEATS

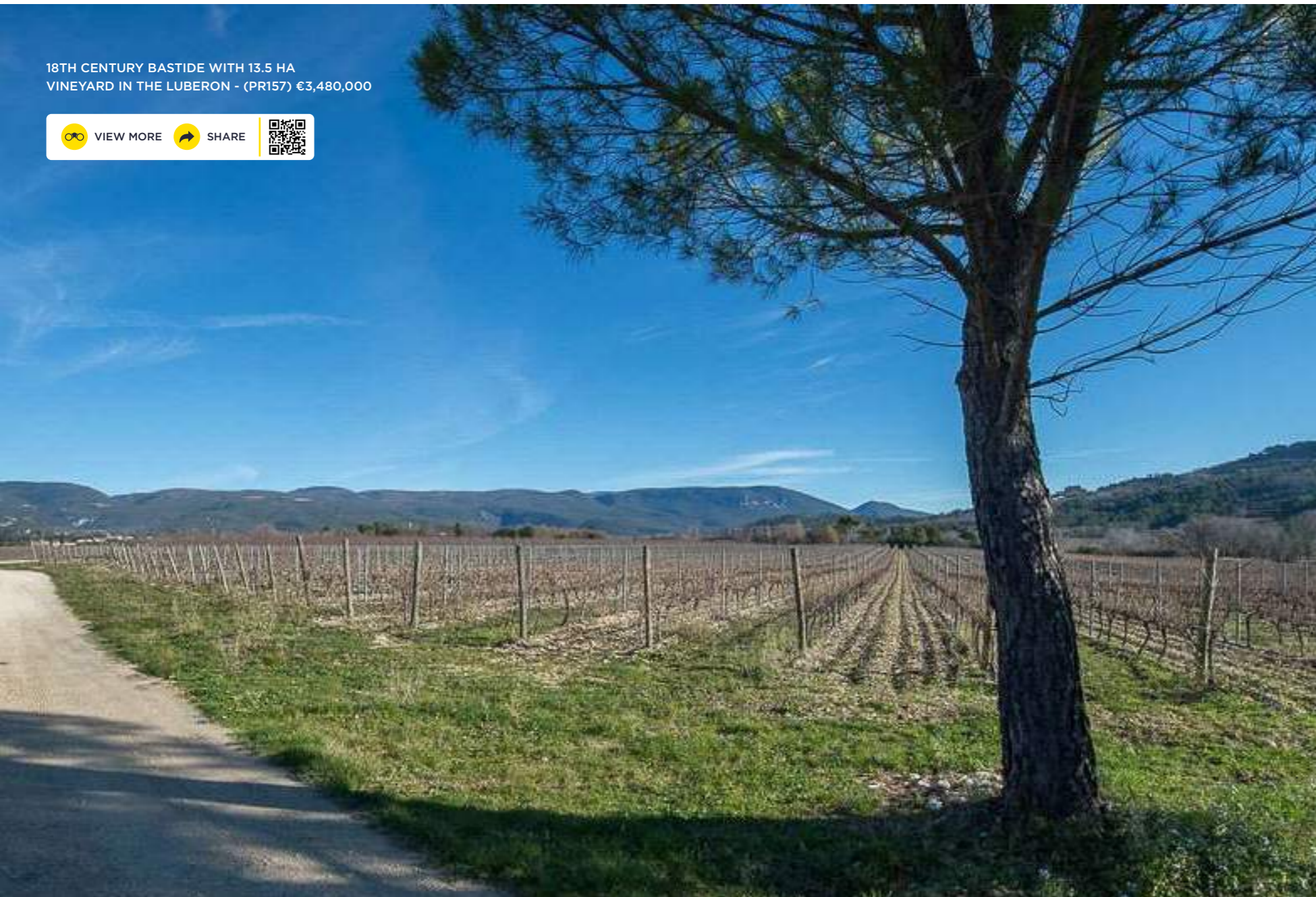


Spectacular 1000m<sup>2</sup> chateau with 85 Ha of alternating pine forests, paths, vines and olive trees - (PR123) €8.426.000

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18TH CENTURY BASTIDE WITH 13.5 HA  
VINEYARD IN THE LUBERON - (PR157) €3,480,000



VINEYARDS & VARIETALS OF

# Provence

In 2014, Rosé accounted for nearly 90% of production, the equivalent of approximately 141 million bottles.

Currently, the region supplies 5.6% of all Rosés produced globally.

The main varietals of the region are as follows:



**Black Varietals**  
Grenache, Syrah,  
Cinsault, Tibouren,  
Mourvèdre



**White Varietals**  
Rolle, Ugni Blanc,  
Clairette, Sémillon,  
Bourboulenc





ON THE MARKET

# Provence

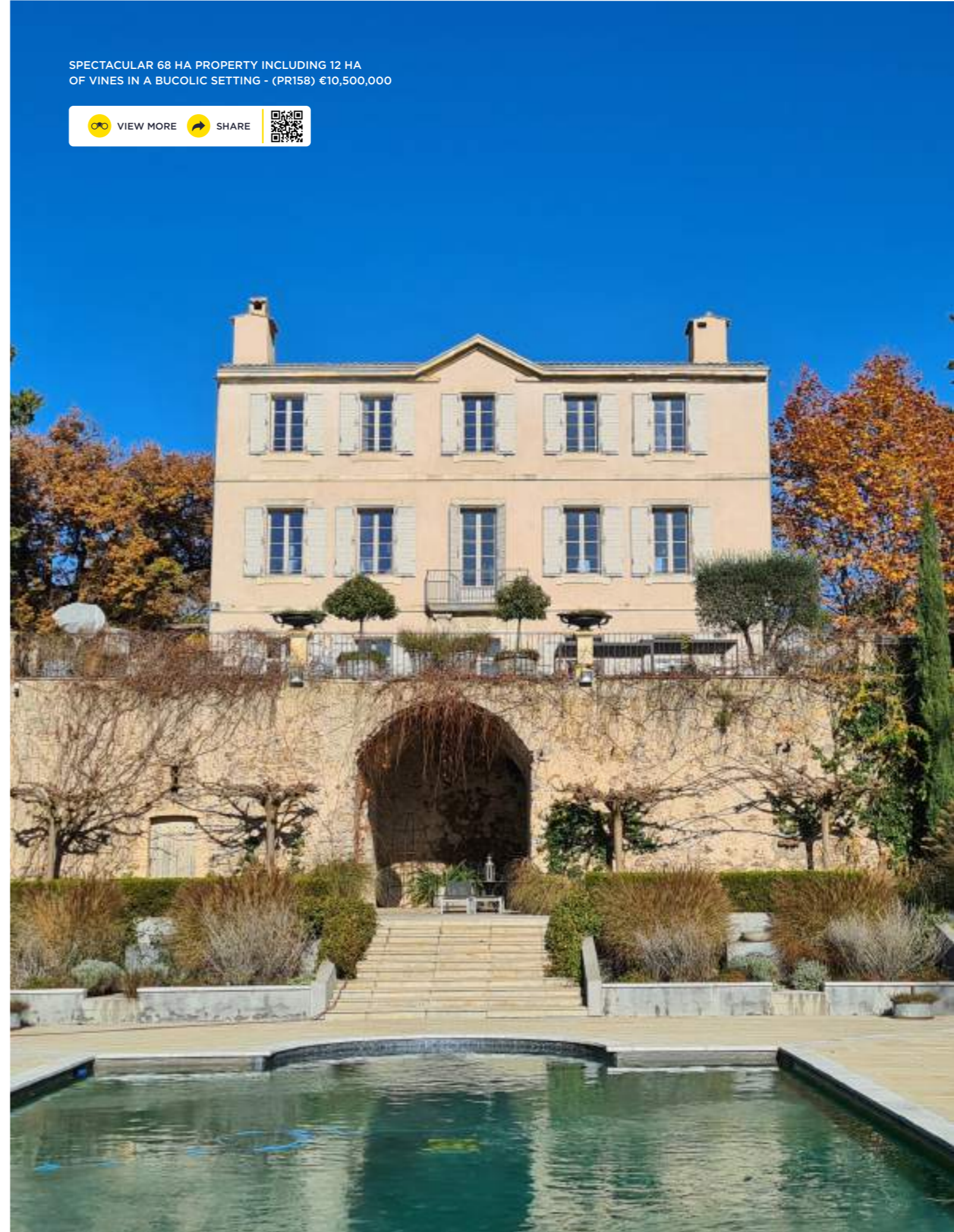


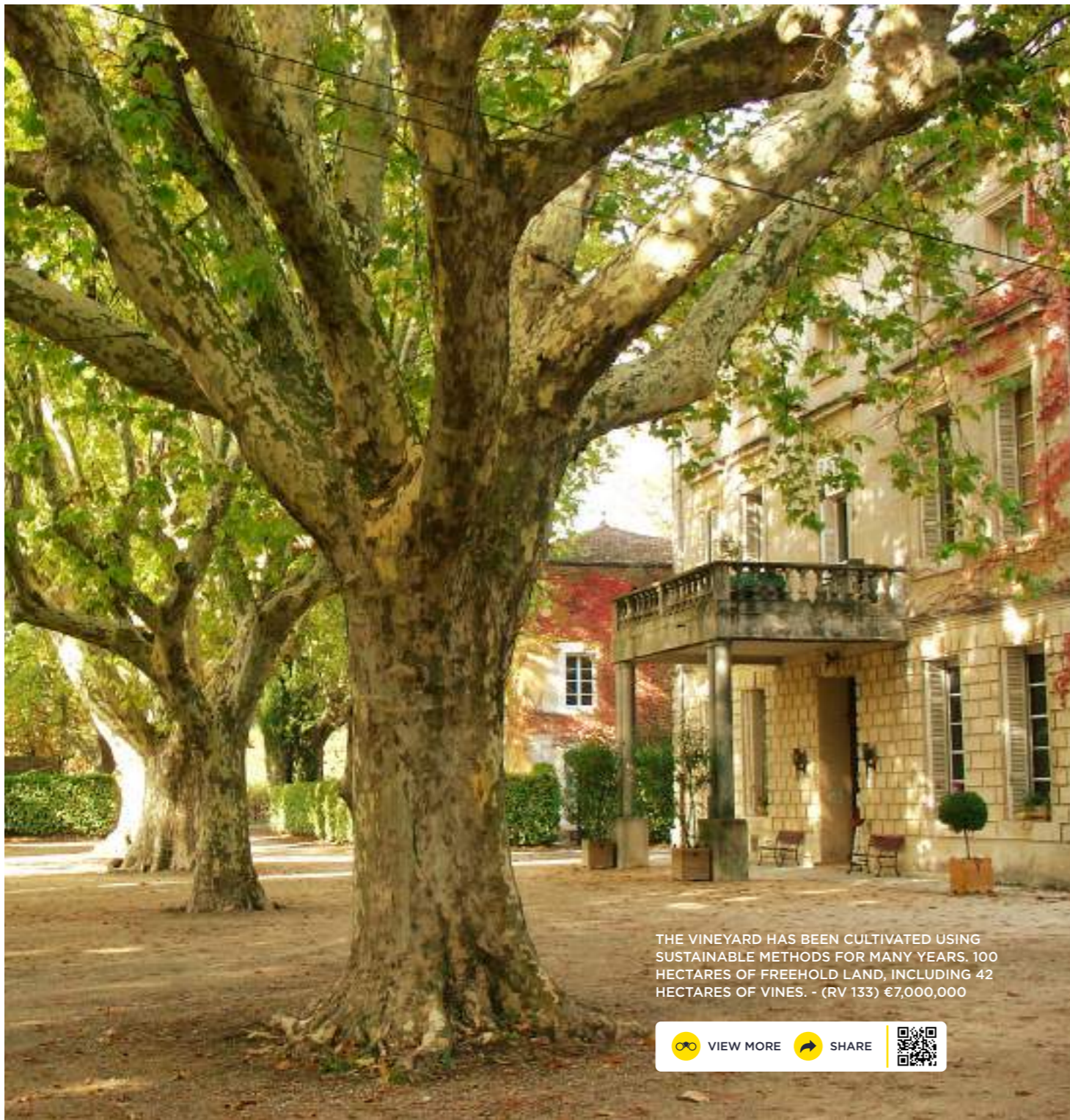
ENCHANTING 62 HA PROPERTY ON THE GENTLE SLOPES OF THE SOUTHERN LUBERON - (PR50) POA

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SPECTACULAR 68 HA PROPERTY INCLUDING 12 HA OF VINES IN A BUCOLIC SETTING - (PR158) €10,500,000

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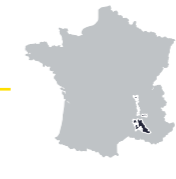
THE VINEYARD HAS BEEN CULTIVATED USING SUSTAINABLE METHODS FOR MANY YEARS. 100 HECTARES OF FREEHOLD LAND, INCLUDING 42 HECTARES OF VINES. - (RV 133) €7,000,000

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FRANCE

# Rhône



With a land area of 71,000 ha, the vineyards of the Southern Côtes du Rhône extend to both banks of the River Rhône, from Montélimar to Avignon and cover the following départements: Drôme, Ardèche, Vaucluse and Gard.

### Vineyards of the Southern Côtes du Rhône

39 appellations constitute the southern Rhône domains, with a total annual production of circa 3,000,000 hectolitres.

AOP Châteauneuf du Pape remains the leader in the Rhône valley, both in terms of notoriety and land value. Land can trade at close to €500,000/ ha in the most sought after areas of the appellation.

“Wine makes every meal an occasion, every table more elegant, every day more civilized.”

ANDRE SIMON



**P**anoramic views of  
Mont Ventoux, outstanding  
17 ha organic wine-tourism  
estate (RV62) €2,887,500

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SITUATED IN THE VAUCLUSE REGION, THIS 40 HECTARE ESTATE IS LOCATED IN THE HEART OF A WOODED UNDULATING LANDSCAPE. THE PROPERTY IS LOCATED 5 MINUTES FROM A TOWN OF AROUND 15,000 INHABITANTS AND ALSO 5 MINUTES FROM THE MOTORWAYS.- (RV 126) €3,980,000



VINEYARDS & VARIETALS OF THE

# Southern Côtes du Rhône

The main varietals of the region are as follows:



**Black Varietals**  
Grenache, Syrah,  
Mourvèdre, Carignan,  
Cinsault



**White Varietals**  
Marsanne, Roussanne,  
Grenache Blanc,  
Viognier





ON THE MARKET

# Southern Côtes du Rhône



SUPERB 21 HA VINEYARD ESTATE TO BE RENOVATED, FOUND AT THE HEART OF THE RHÔNE VALLEY - (RV 135) €1,457,5000

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LOCATED ON THE OUTSKIRTS OF UZÈS, THE FIRST DUCHY OF FRANCE SINCE 1632, THIS PROPERTY IS SITUATED AT THE VERY HEART OF THE DUCHE D'UZES APPELLATION: ON A CLAY-LIMESTONE TERROIR, THE 24.8 HECTARE ESTATE CULTIVATES APPROXIMATELY 23 HECTARES OF VINES WHICH ARE DISTRIBUTED IN 5 CULTIVATION BLOCKS. - (RV 128) €1,564,500

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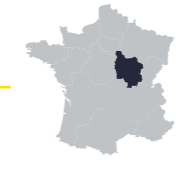
AN HISTORIC PRIVATE ESTATE AT THE HEART OF GEVREY CHAMBERTIN. FULLY RENOVATED PRINCIPAL BUILDING, ORIGINALLY USED FOR WINE PRODUCTION. EXTENSIVE VAULTED CELLARS FOR EVENTS AND STORAGE COURTYARD, TERRACE AND PRIVATE GARDENS OVERLOOKING VINEYARDS. PLOT AREA CIRCA 540M<sup>2</sup> - €4,000,000

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FRANCE

# Gevrey Chambertin, Burgundy



Gevrey Chambertin is probably the most renowned appellation on the Côte de Nuits in Burgundy.

The Jurassic limestone hills that fall away from the Côte-d'Or, together with the climate, make for the perfect growing conditions for the rolling vineyards that surround the village. The predominant varietal is Pinot Noir, which thrives in the marl limestone soils and is perfectly suited to making elegant, refined wines with velvety smooth tannins and dark berry and liquorice flavours. Approximately 320km south of Paris, 15km from Dijon and less than 30km north of Beaune, the village is accessible and convenient for tourists and guests exploring the wine regions of France.

“Wine is bottled poetry”

ROBERT LOUIS STEVENSON



LOCATED IN THE COMMUNE OF BURSINS, BETWEEN GENEVA AND LAUSANNE, CHATEAU LE ROSEY HAS ITS ORIGINS IN THE 13TH CENTURY. IT HAS BEEN TRANSFORMED MANY TIMES UNTIL THE DAY IT BECAME THE PROPERTY OF THE CURRENT OWNER, AN ARCHITECT WHO UNDERTOOK A METICULOUS RESTORATION OVER ALMOST A DECADE. - (GEN220020) CHF 15,000,000



SwitZERLAND



Wine has been made in Switzerland for over two millennia, but it is this land locked country's European neighbours that are better known internationally for their wine production.

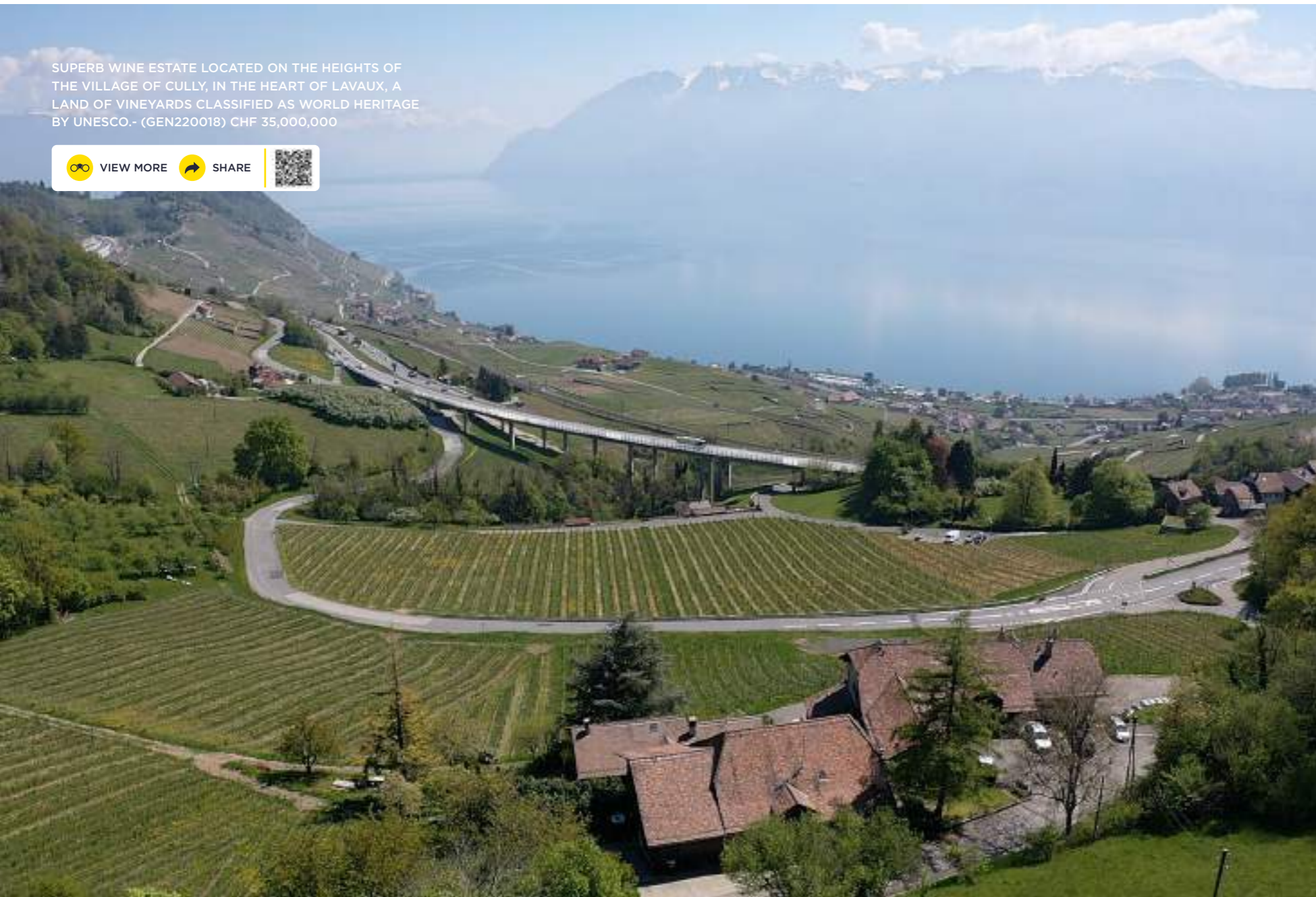
Nonetheless, Switzerland's hillsides and valleys, combined with its Mediterranean style summer climate and soil fertility, provide perfect growing conditions for high quality wines.

Vineyards can be found in almost all regions of Switzerland, but it is the Rhone Valley and specifically the Canton of Valais, which is the largest producer, accounting for approximately a third of the country's production. The dramatic topography, with steep gradients makes for perilous and vertiginous vineyards perched above the valley floor, but which benefit from excellent sunlight hours and drainage. Here, Pinot Noir and Fendant/Chasselas are the predominant varieties, sometimes blended with Gamay. Single varieties in turn are created as Gamay hybrids, including local varieties such as Cornalin and Humagne Rouge.

“A meal without wine is like a day without sunshine.”

ANTHELME BRILLAT-SAVARIN

SUPERB WINE ESTATE LOCATED ON THE HEIGHTS OF THE VILLAGE OF CULLY, IN THE HEART OF LAVAUX, A LAND OF VINEYARDS CLASSIFIED AS WORLD HERITAGE BY UNESCO.- (GEN220018) CHF 35,000,000



# Switzerland

To the Eastern end of Lake Geneva, Valais gives way to Chablais – the main appellation of the Vaud region. Cold waters from the mountainous peaks flow into Lake Geneva and provide ideal growing conditions mainly for Chasselas white wines, characterised by their steely minerality, generated from the vines’ deep root systems. As with Valais, Pinot Noir and Gamay are the more common red varieties, but Pinot Gris, Sauvignon Blanc and Pinon Blanc are also found here.

La Cote makes up the other larger wine appellations of Vaud, stretching from Lausanne in the East to the near shores of Geneva in the West. Rolling off the Jura Mountains, the landscape is softer than the towering peaks of Valais. Here, smallholdings provide a picturesque patchwork of small vineyards producing similar, steely-style white wines from the Chasselas grape, but also the same red varieties as Chablais can be found, including Pinot Noir and Gamay. The feudal Swiss communes produce local sub regions, the better known of which include Begnins, Fechy and the splendidly named Vufflens-le-Chateau.

Other wine regions including Neuchatel, Ticino, Zurich and Thurgau, birthplace of Dr Hermann Muller of Riesling fame.



THIS LIFESTYLE, GUEST AND WINE FARM OFFERS THE DISCERNING INVESTOR THE OPPORTUNITY TO LIVE A LIFE FILLED WITH NEW BEGINNINGS AND A VIEW TO THE FUTURE. MAGNIFICENTLY LOCATED WITHIN THE PICTURESQUE DEVON VALLEY - (LAI222721) R 86,000,000

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 SOUTH AFRICA

# Stellenbosch



Forming part of the Cape Winelands on South Africa's Western Cape, Stellenbosch is known for producing many of the country's finest wines. Located close to Cape Town the region benefits from cooling ocean breezes and is surrounded by vineyards and mountains, offering an enviable lifestyle.

Stellenbosch produces a wide range of high quality wines, from its world-renowned Cabernet Sauvignons to the versatile Chenin Blancs. The area was also the birthplace of Pinotage, a crossing of Pinot Noir and Cinsault.

*"Wine... offers a greater range for enjoyment and appreciation than possibly any other purely sensory thing which may be purchased."*

ERNEST HEMINGWAY



# English Wine Regions



It is believed that there are now approximately 800 vineyards in England and Wales. Although there is a concentration of wine estates in the South East, not all of these are in Southern England, or East Anglia, with several in Herefordshire, the Midlands and the West Country.

## EAST ANGLIA

This expansive area, stretching from North Norfolk through Cambridgeshire and Suffolk to the Thames estuary in Essex, offers dry but sunny conditions for growing vines. Common grape varieties include Bacchus and Reichensteiner - both known for their resilience to cooler and dryer climates.

## KENT

Often referred to as the “garden of England”, Kent combines a warmer climate than most other counties and combined with its chalky and limestone soils, provides near perfect growing conditions for vines.

“In vino veritas”

ALCAEUS



SEDLSCOMBE ORGANIC VINEYARD PROVIDES A RARE OPPORTUNITY FOR A BUYER TO ENTER THE RAPIDLY EXPANDING ENGLISH WINE SECTOR AND TO ACQUIRE A WELL ESTABLISHED AND RESPECTED ORGANIC WINE ESTATE WITH POTENTIAL FOR FURTHER EXPANSION\* - (MRU200011) £1,950,000

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A WELL-POSITIONED COMMERCIAL VINEYARD WITH 60 ACRES OF VINES IN THE HEART OF THE SUSSEX WEALD, SITUATED BETWEEN THE HISTORIC BLUEBELL RAILWAY AND WEIR WOOD RESERVOIR.- (HYR200001) £6,750,000



# English Wine Regions

Home to many well-known vineyards, including Luddesdown - one of the fastest growing vineyards in the UK, the county is well known for producing high quality sparkling wines from the Bacchus and Chardonnay grapes varieties, as well as red wines from Pinot Noir.

## SURREY

Home to some established Vineyards such as Denbies, Chilworth Manor, Albury and Greyfriars, the chalk downland of the Surrey Hills, mostly south facing, provide a virtual replica of the Champagne region of France. Unsurprisingly therefore that the main varietals are Pinot Noir, Chardonnay and Pinot Meunier, producing ripe, minerally wines with good acidity.

## SUSSEX

Split into two separate counties, Sussex extends from Rye in the East to Chichester in the West. Similar to Surrey, the rolling South Downs that traverse both East and West Sussex, provide similar topography and soil types to the Champagne region, with light chalky and limestone soils, well suited to viticulturists looking to produce high quality sparkling wine.





**A** dedicated team  
of experienced  
vineyard specialists



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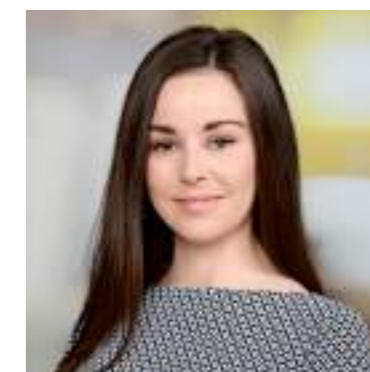
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