

An aerial photograph of a vineyard property. In the foreground, there are several rows of grapevines covered in white plastic mulch. To the left, a large, multi-story house with a grey roof and brick chimneys sits on a green lawn. A dirt driveway leads from the house to a parking area with several cars. To the right of the house is a large, irregular pond with a circular fountain in the center. The background is filled with dense green trees. The text "FOR SALE" is overlaid in large white letters in the top right corner.

FOR SALE

Chamard Vineyards
115 Cow Hill Road
Clinton, CT

Chris O'Hara

Senior Vice President

203.257.0032 | cohara@coldwellbankermoves.com



**COLDWELL BANKER
COMMERCIAL**

PROPERTY DETAILS

- ~40-acre estate vineyard & farm winery
- Fully operational wine production
- On-site French-inspired bistro (lunch & dinner)
- Tasting room + year-round events & live music
- Farmhouse residence on property
- Indoor/outdoor dining & 20 acres of established vines
- Built in 1988
- R-30 Zoning
- Located in the shoreline town of Clinton, CT
- Taxes: \$24,579
- Asking Price : Available Upon Request



- Premier estate vineyard located along the southern Connecticut coastline
- **20 acres** of established, fully operational grapevines
- On-site **French-inspired bistro** serving lunch and dinner
- Active **winery and tasting room** open to the public
- **On-site farmhouse residence** included
- Conveniently located **minutes from I-95**
- Old-world European architecture blended with modern hospitality amenities
- Award-winning wines, sweeping vineyard views, indoor and outdoor dining.



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| cohara@colwellbankermoves.com



From Vine to Bottle



Chambard Vineyards



Bistro, Tasting Room & Event Spaces



Estate Highlights

- **Rare turnkey vineyard, hospitality & event estate** along the Connecticut shoreline
- **Multiple revenue streams** including wine production, bistro dining, events, tastings & retail
- **Established brand recognition** with strong regional and tourist traffic
- **High-margin event opportunities** (weddings, corporate retreats, private dining)
- **Destination property** drawing customers from CT, NY, RI & MA
- **Proven operational history** with consistent visitor volume and repeat business
- **Synergy between bistro, vineyard, events & wine sales** creates diversified, resilient income
- **Significant upside potential** through expanded events, production scaling & retail channels
- **Limited competition**—vineyard estates with on-site restaurant & event spaces are extremely rare in Southern CT
- **Institutional-quality land holding** with long-term appreciation potential
- **Strong demographics & tourism corridor** in the CT shoreline market
- **Turnkey ready for owner-operator, hospitality investor or vineyard expansion**



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PROPERTY LOCATION



Prime Shoreline Setting

- Nestled along the southern Connecticut coast, Chamard Vineyards enjoys a serene countryside setting just minutes from beaches, marinas, boutique retail, and shoreline attractions.
- **Immediate Access to Route 1 & I-95** : Located less than **1.3 miles from I-95 (Exit 63)** and seconds from Route 1, the property offers exceptional regional connectivity for guests, vendors, and event traffic.
- **Centrally Positioned Between Major Cities**
- Chamard sits in the heart of the Shoreline corridor:
- **20 minutes to New Haven**
- **35 minutes to Hartford County**
- **45 minutes to Providence**
- **90 minutes to New York City**
- This makes it ideal for destination events, tourism, and regional wine distribution.