

30 ha of vine under Blaye Côtes de Bordeaux - Top terroir - Stone house - Winery - Chateau name



## INFORMATION

Town:

Department: Gironde

Bed: 5

Bath: 2

Floor: 230 m2

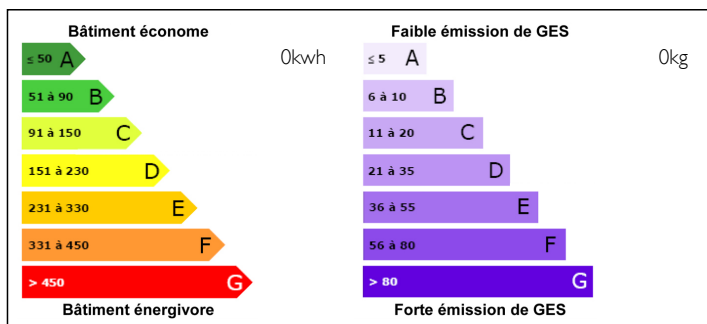
Plot Size: 320000 m2



## IN BRIEF

Great vineyard very near of Blaye and 45 mn from Bordeaux

## ENERGY - DPE



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## DESCRIPTION

Vineyards :

26.57 hectares of vine under Blaye Côtes de Bordeaux AOC + 4.15 hectares under land rent

Terroir : clay and limestone, one block, south exposition, top quality terroir

Average age of the vines : +/- 25 years

Number of vines : 4 200 to 5 000 vine/ha

Grape Varieties : Merlot – CF – CS – Sauvignon Blanc / Gris – Semillon (2.5 ha of white vine)

Outbuildings for more than 800 m<sup>2</sup>

A winery with concret tanks, total capacity around 3 500hL,

A cellar for storage

Shed and wotkshop for machinery

## NOTES

Stone house from 18th century, more than 220 m<sup>2</sup>, 4 bedrooms, large and bright living room (55 m<sup>2</sup>), rooms convertible in the attic

Old stone barn for 80 m<sup>2</sup>

Garden around the house

Wine sold in bulk to merchants

2 chateaux names