

Beautiful turnkey vineyard estate! 18th century CHARTREUSE set in 34 ha of land, including 14ha of vines, ancient park land, woods and meadows! Reputed for its excellent...



INFORMATION

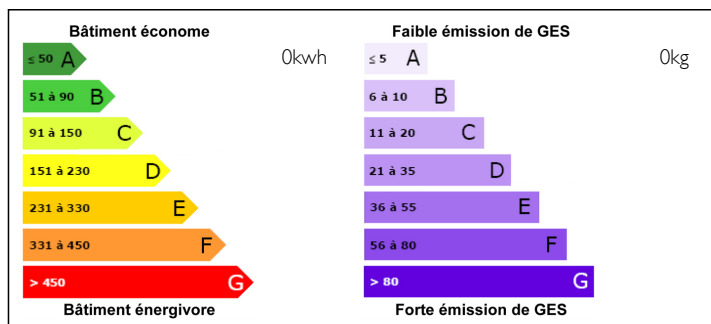
Town:	BERGERAC
Department:	Dordogne
Bed:	9
Bath:	7
Floor:	565 m ²
Plot Size:	346703 m ²



IN BRIEF

This beautiful vineyard estate comprises a lovely 18th century CHARTREUSE (565 m²) with its outbuildings in which are accommodated the winery, barrel store, bottling area, storage and wine tasting room (600 m²) Together forming an attractive U-shape with courtyard. On the other side, the Chartreuse opens out on to a terrace overlooking the beautiful park of 7ha with ancient trees. Walking through the park with 200 years old trees you reach out to the 14ha of vines, AOC PECHARMANT APPELLATION, all in one block, with the possibility to plant another 6ha of vines. Equal proportions of Merlot, Malbec, Carbnemet Sauvignon et Cabernet Franc on sandy and gravel soil in order to guaranty excellent wine. Planted at a density of 5000 vines per hectare confirming the current EU norms with an average age of 15 years. The whole production is bottled and sold by an established commercial network.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The CHARTREUSE (565 m²) has retained its original features throughout and is at this moment divided in a main house, an B&B activity and office. However, if wanted the main house (in need of some upgrading) and the B&B (5 rooms) can be joined very easily to become a lovely large family home. In total 15 rooms of which 9 bedrooms and 7 bathrooms.



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