

Property including organic vineyard of 16 ha under Bergerac and Montravel AOC Winery and facilities Brand



INFORMATION

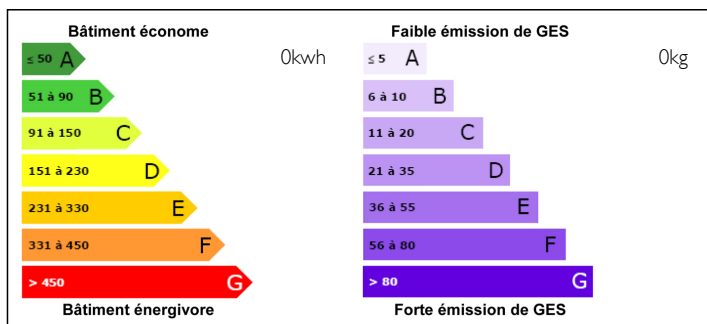
Town:	
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	200000 m2



IN BRIEF

Property including organic vineyard of 16 ha under Bergerac and Montravel AOC set up on a great terroir of clay and limestone. Winery and facilities
Possibility to build a house or convert one part of outbuilding into house. Brand

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

Vineyard :

- 16 ha in Bergerac and Montravel, 3/4 red wine and 1/4 white wine, organic farm
- density between 3 300 and 5 500 vines/ha
- around 4ha have to be replanted
- 2 ha of land

Outbuildings

- winery, storage cellar and barrel cellar (around 450 m²)
- Barn for machinery (around 60 m²)
- Office and storage room (around 120 m²)
- Equipement for vineyard and winery

The buildings have to be refreshed.

Distribution :

- 2/3 wines sold to direct client or restaurants
- 1/3 to merchants
- Wine with good reputation

A building lot of 4000m² is also included in the sale.

NOTES