

Perfectly maintained 13th century castle with 11 hectares of land, including 6 hectares of Juliéna's 1st growth

EXCLUSIVE



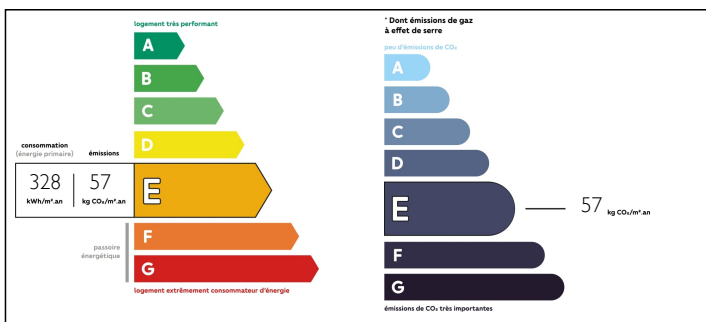
INFORMATION

Town:	Pruzilly
Department:	Saône-et-Loire
Bed:	10
Bath:	4
Floor:	530 m2
Plot Size:	115000 m2

IN BRIEF

Magnificently renovated residential and winegrowing property comprising 13th century dwelling buildings of around 530, outbuildings and vat room for around 350m2, wooded park with swimming pool, 6ha of vines in the Juliéna's appellation. Vines available on 11/21. Woods and meadows.

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.



LOCAL TAXES

Taxe foncière: 4961 EUR

NOTES

DESCRIPTION

In the commune of Pruzilly, you will fall under the charm of this 13th century castle which has been perfectly maintained and renovated over the generations. Formerly a monastery for the monks of Cluny, then the residence of a dancer in a famous cabaret during the Roaring Twenties, this residential and winegrowing property has everything to seduce. The living quarters of approximately 530 m2 offer a vast, fully equipped and functional kitchen, 1 living room, 1 dining room with fireplace, a vast room with a billiard table known as the games room, 10 bedrooms, 2 offices, a terrace of approximately 40 m2 overlooking the swimming pool and the park. A summer kitchen with a bar and bread oven complete the pool area.

On the courtyard side, a winegrower's house with a kitchen, a living room, two bedrooms and an office is added to the two cellars renovated into a reception room with an adjoining kitchen.

A vat room, garages, a courtyard and former stables complete the 350m2 of outbuildings.

The côtoyant, a small branch of the river, runs through the property.

About the vineyard

6ha of vines of which about 80% are adjacent to the property and located in Southern Burgundy.

Appellation Juliéas

Creation : 1938

Grape variety Gamay noir à Jus blanc

Pruning Gobelet

Soil Granitic and arid

Production about 300HL/year

Average age of the vines 40 years

Altitude 300 metres

South/South West exposure

Maturing at the Chateau

The surfaces:

Dependencies

STORAGE 14.70

PREAU ENTREE E COUR 29.65

COURTYARD KITCHEN 12.00

MEAL VAULT 28.90

VAULT BAR 40.40