LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 101928XRO33 Price: 1 166 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (1 100 000 EUR without fees)

ORGANIC Vineyard of 26 hectares under Bordeaux AOC Organic - very well maintained - 2 charming stone houses!















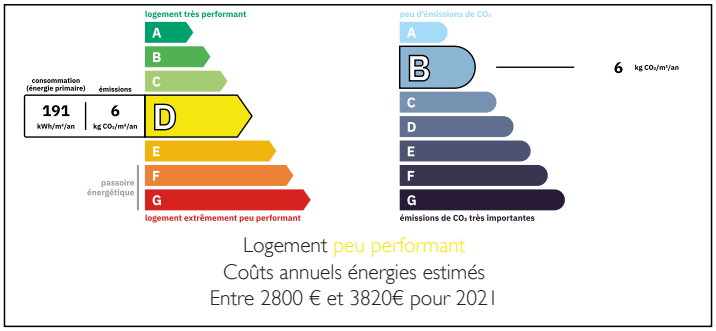
INFORMATION

Town:	Doulezon
Department:	Gironde
Bed:	7
Bath:	4
Floor:	480 m2
Plot Size:	270000 m2

IN BRIEF

Great ORGANIC vineyard in very good state - in one block - all including, ready to use !
The property is based at 22 km from St Emilion, 28 km from Libourne and at 55 km from Bordeaux center.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2800 € et 3820€ pour 2021

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.

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NOTES

DESCRIPTION

Land :
The total surface is around 28 hectares :
- 25.8 ha of vine under Bordeaux AOC (4.78 ha of white and 21.02 ha of red, only one block)
- 1.8 ha of land, buildings…
NOTE: Possibility to extend with 8 hectares attached.

ORGANIC Vineyard with vine grouped around buildings, vineyard in very good state, density of 4 761 vine/ha, completely restructured. Average age of 15 years, grape varieties of Merlot, Cabernet Sauvignon, Petit Verdot, Cot, Sauvignon Blanc and Gris, Muscadelle, Semillon.

Buildings :
- A large outbuildings of 850 m² in very good state, including 2 cellars, a barrel cellar and a large barn for machinery. The cellar has 1268 hL concrete tanks and 1242 hL of stainless tanks.
- Main stone house of 290 m² recently renovated (still have small finishing and decoration works), 3 bedrooms, living room, kitchen, fireplace …
- A second stone house renovated and in good state, around 130 m², 3 bedrooms and a large garage of 90 m².

Extra :
- A château name registred
- Wine distribution only to Bordeaux merchants (négoce)
- All equipement for winemaking and vineyard including, equipement very well maitained.
- Land taxe : 1975 €
- The stock value will be negotiated the day sale
- 2020, first vintage for organic wine conversion...