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Ref: A45821GUH33 Price: 8 000 000 EUR

agency fees to be paid by the seller

Wine Château in the Fronsac Appellation – 43-Hectare Estate - Production Facilities and outbuildings







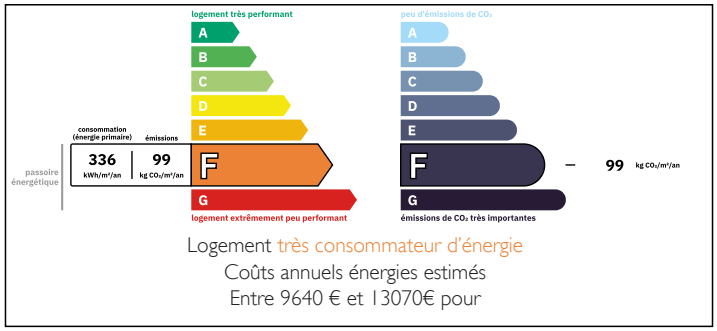








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INFORMATION

Town:	Fronsac
Department:	Gironde
Bed:	16
Bath:	6
Floor:	670 m2
Plot Size:	430000 m2

IN BRIEF

Just a few minutes from Libourne, in the heart of the Fronsac appellation, this 43-hectare estate captivates with its understated elegance and the rare development potential it represents.

Behind its classical façade, the property offers a coherent ensemble of more than 2,500 m² of built space, arranged around a château of approximately 350 m² of living accommodation and numerous outbuildings.

The château offers generous volumes and a layout that lends itself perfectly to a contemporary reinterpretation, whether as a prestigious private residence or as a hospitality project.

Thanks to their configuration and scale, the existing buildings allow for multiple development possibilities: accommodation, events, catering, or a characterful hotel project, subject to the necessary administrative

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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

Wine Château in the Fronsac Appellation – 43-Hectare Estate with Production Facilities, Outbuildings and Strong Development Potential

In the heart of the Fronsac appellation, this wine estate extends over approximately 43 hectares and offers a rare, coherent property comprising a character château, residential buildings, outbuildings, reception areas, wine cellars, a full vat room and a structured production facility.

The total built area represents approximately **2,513 m²**, distributed between residential accommodation, annexes, operational buildings, reception areas, offices, wine cellars and vat rooms. The estate is particularly well suited to a heritage, wine, wine-tourism, events or hospitality project, subject to the necessary administrative authorisations.

The residential part offers approximately **670 m² of living space**. It includes the main château, arranged over a ground floor and two upper levels, as well as two additional dwellings. The château itself represents approximately **334 m²**, spread over several levels, with generous volumes and a layout offering scope for a contemporary reinterpretation according to the future owner's requirements.

Two independent dwellings complete the residential accommodation.
The first dwelling, located on the east/south side, offers approximately **164 m²** and includes a kitchen, a living/dining room, hallway, three bedrooms, a shower room, a garage and circulation areas.
The second dwelling, located on the east/north side, offers approximately **172 m²** and includes a spacious kitchen/living/dining area, three bedrooms, a bathroom with WC, a garage and circulation areas.
A covered outdoor area of approximately **40 m²** completes the residential section.