LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47979JLL47 Price: 2 650 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (2 500 000 EUR without fees)

Wine estate in the Côtes de Duras AOC appellation















INFORMATION

Town:	Duras
Department:	Lot-et-Garonne
Bed:	10
Bath:	5
Floor:	470 m2
Plot Size:	1164814 m2

IN BRIEF

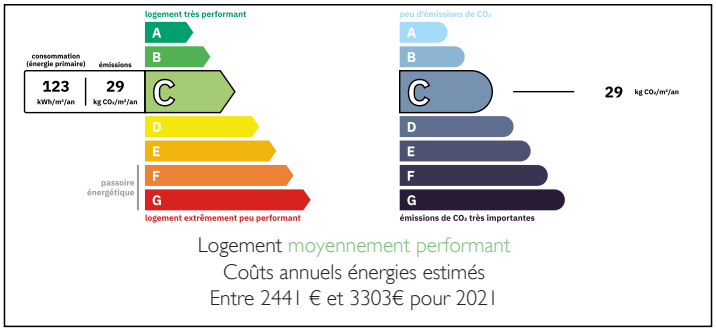
An established and well-known wine estate within the Côtes de Duras AOC. Set across approximately 116 hectares, including around 56 hectares of vines planted with a number of grape varieties, the estate combines residential accommodation with extensive wine production and commercial facilities.

Accommodation comprises an independent three-bedroom cottage at the entrance, a 3/4-bedroom apartment above the offices with a 60 m² terrace, and a four-bedroom main house to be renovated.

The estate includes substantial buildings housing offices, bottling and labelling facilities, warehousing and storage. A further building incorporates a customer reception and tasting area together with wine-making vats and additional storage.

With its extensive land, established vineyard and significant infrastructure, the property offers opportunities for continued wine production or diversification into tourism, hospitality, events or other commercial activities, subject to the necessary permissions.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2441 € et 3303€ 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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LOCAL TAXES

Taxe foncière: **12759 EUR**

NOTES

DESCRIPTION

House

Living Room – (20 m²)
Bedroom – (10 m²)
Bedroom – (10 m²)
Bedroom – (10 m²)
Kitchen – (20 m²)
Bathroom – (4 m²)
Hallway – (12 m²)
WC – (2 m²)
Garage – (34 m²)

Office Building – Ground Floor

Office – (35 m²)
Workshop – (95 m²)
Workshop – (60 m²)
Storage / Stock Room – (54 m²)
Warehouse – (589 m²)
Entrance Hall – (2 m²)

Office Building – First Floor

Dining Room / Kitchen – (40 m²)
Bedroom – (13 m²)
Bedroom – (20 m²)
Bedroom – (26 m²)
Shower Room / WC – (7 m²)
Shower Room / WC – (10 m²)
Shower Room / WC – (13 m²)
Office – (22 m²)
Hallway – (20 m²)
Dressing Room – (8 m²)
WC – (3 m²)
Terrace – (60 m²)
Utility Room – (14 m²)
Storage / Stock Room – (11 m²)
Wine Cellar – (12 m²)

Main House to Renovate – Ground Floor

Hallway – (10...