

Historic Bordeaux Wine Estate & Vineyard for Sale – 24.5 Hectares, AOC Moulis-en-Médoc, France



INFORMATION

Town:	Moulis-en-Médoc
Department:	Gironde
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Exceptional opportunity to acquire a historic Bordeaux wine estate in the prestigious Moulis-en-Médoc appellation, between Margaux and Saint-Julien. Offering 24.5 hectares of vineyards, a fully renovated winery, established wine production and extensive hospitality facilities, this remarkable property combines winemaking heritage with significant commercial and investment potential.



ENERGY - DPE

DPE blank.

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

An exceptional opportunity to acquire a historic Bordeaux wine estate in the heart of the Médoc, between Margaux and Saint-Julien. Situated within the prestigious AOC Moulis-en-Médoc, the property boasts a distinguished heritage, documented in the Féret wine guide of 1874 and recognised in the original 1932 Crus Bourgeois classification.

The estate comprises 24.5 hectares of AOC vineyards, including 22.9 hectares in production. Plantings include Merlot (65%), Cabernet Sauvignon (29%), Cabernet Franc (5%) and Petit Verdot (1%), benefiting from the characteristic Médoc terroir. Sustainable viticulture is supported by Terra Vitis and HVE Level 3 certifications.

Extensively renovated since 2015, the estate combines historic architecture with modern, fully operational winemaking facilities. The gravity-fed winery offers 2,397 hectolitres of vat capacity, including temperature-controlled stainless steel and concrete vats. French oak barrel cellars, amphorae, agricultural buildings and vineyard equipment complete the infrastructure.

The estate also offers excellent wine tourism potential, with a tasting room, reception and events hall, boutique, two apartments and landscaped gardens, ideal for private events and corporate hospitality.

Annual production is approximately 150,000 bottles.

****Sale price:**** €4,300,000 net to seller

****Agency fees:**** 6%

****Wine stock included:**** Valued at approximately €3,000,000

Combining substantial vineyard acreage, established wine production, extensive modern facilities and valuable wine stock, this Bordeaux estate represents a compelling investment opportunity for international buyers and wine producers seeking an

NOTES