LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48687NBO41 Price: 1 575 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (1 500 000 EUR without fees)

# Established Vineyard Estate for Sale in the Loire Valley – 47 Hectares of Vines in the Touraine region















## INFORMATION

| | |
|---|---|
| Town: | Saint-Aignan |
| Department: | Loir-et-Cher |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 112 m2 |
| Plot Size: | 507251 m2 |

## IN BRIEF

Established operational vineyard estate in the Loire Valley, with 47ha of contiguous vines plus 3ha of additional agricultural land and woodland. Multiple wine appellations, extensive outbuildings, two large cellars and the possibility of renting the current owner's winery facilities nearby.

## ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

Ref: A48687NBO41 Price: 1 575 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (1 500 000 EUR without fees)







## NOTES

## DESCRIPTION

Established Vineyard Estate for Sale in the Loire Valley, France – 47 Hectares of Vines

An excellent opportunity to acquire an established, operational vineyard estate in the heart of the Touraine wine region of the Loire Valley. The property comprises 47 hectares of vines, plus an additional 3 hectares of agricultural land and woodland, giving a total estate area of approximately 50 hectares. The property also benefits from a range of buildings offering potential for the continuation and development of the wine-growing business.

The vineyard is currently in production and offers an attractive opportunity for an established wine producer looking to expand, a professional wishing to relocate or establish a wine business in France, or an investor interested in acquiring an existing vineyard operation.

One of the estate's major advantages is the layout of the vineyard. All 47 hectares of vines are grouped together in one location, forming a continuous block rather than being scattered across different areas. This is a considerable practical benefit, making vineyard management, access and day-to-day cultivation much more straightforward and efficient.

Wine Appellations and Grape Varieties

The vineyard produces under several recognised French wine appellations and classifications:
AOC Touraine Chenonceaux
Crémant de Loire
IGP Vin de Pays

The diversity of grape varieties offers scope for varied wine production, catering to different markets and commercial opportunities.

Approximate breakdown of grape varieties (47 hectares in total):