

Charming wine property with character buildings in Gironde and Dordogne, dominant positions, quiet !



INFORMATION

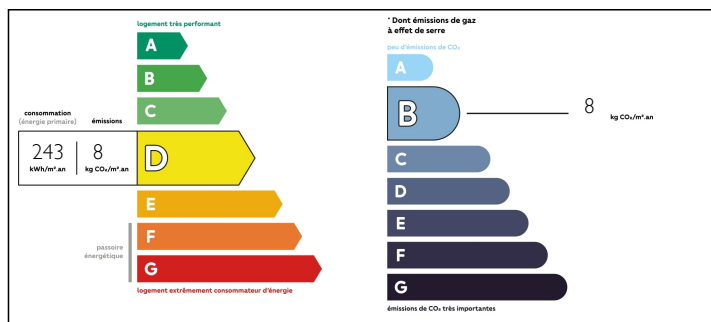
Town:	Sauveterre-de-Guyenne
Department:	Gironde
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1484679 m2

IN BRIEF

This wine property consists of two units/castles with a total area of 148 ha 46 a 79 ca, composing: A wine chateau in GIRONDE: On a dominant position with panoramic views you will find this very beautiful set of stone buildings dating back to the 16th century, grouped around a MANOIR dating from the 19th century. Most of the vines are located around the manoir, in AOC BORDEAUX Appellation with a total area of 92 ha 10a 08 ca! A wine Château in the DORDOGNE: A stone set of farmhouse and outbuildings dating from the middle of the 19th century - with a lot of potential - partially to renovate. Surrounded by its vines in Appellation AOC BERGERAC ROUGE with a surface of 12 ha 32 to 62 ca. As well as a plot of vines in the MONBAZILLAC Appellation with a surface of 4 ha 91 to 40 ca. The winery in Dordogne benefits from an...



ENERGY - DPE



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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.



DESCRIPTION

VINEYARD PROPERTY IN GIRONDE:

THE BUILDINGS:

The main building - MANOIR - with an area of 280 m² is composed of:

On the ground floor,

- * a large through and very bright reception room of 100 m²,
- * a kitchen with original stone fireplace,
- * a cellar,
- * a library made by Pierre Armellin,
- * an office,
- * a bedroom with bathroom.

Upstairs:

- * five bedrooms with private bathrooms,
- * three small bedrooms distributed by a corridor as well as
- * a large landing which could be converted into a living room/library, games.

On the property are also present two dwelling houses, currently rented, to be renovated.

The first adjoining the Manoir - 115 m².

The second is located - 400 m² total - in the heart of the vineyards and is currently divided into a residential part and a storage part.

EXPLOITATION:

At the west entrance of the building, an office used for the reception of visitors and a second office used by the owner.

Three closed vats, forming an integral part of the whole - 170 m², 150 m² and 234 m² - house temperature-controlled stainless steel and concrete tanks with a capacity of 4710 HL; The wooden frames are recent and in perfect condition.

The production tool is completed by a stainless steel vat room, located outside, thermoregulated hot and cold, with a capacity of 4500 HL.

An annex building - 300 m² - allows the storage of bottles and a set of workshops/garages serves as a warehouse.

A recent wooden shed - 250 m² - is used for the storage of...

NOTES