



## EXCEPTIONAL WINE ESTATE . NEAR ST EMILION. 3 HOUSES, 6X12 POOL + CAR PORT



EXCEPTIONAL WINE  
ESTATE . NEAR ST  
EMILION. 3 HOUSES, 6X12  
POOL + CAR PORT  
...



PROPERTY FACT FILE	
REFERENCE	A2499   BDG33
PRICE	€ 4,065,000 £ 3,381,592* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	594 m <sup>2</sup>
LAND	495919 m <sup>2</sup>
TOWN	Lussac
DEPARTMENT	Gironde
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Lake, River Frontage
*Price based on current exchange rate which is subject to change	





- MULTI SITES NEAR BORDEAUX
- EQUESTRIAN AND OENOTOURISM POTENTIAL
- OLD MILL BEAUTIFUL FEATURES
- NEAR ST EMILION
- LESS THAN 1 HOUR FROM BORDEAUX

EXCEPTIONAL WINE  
ESTATE . NEAR ST  
EMILION. 3 HOUSES, 6X12  
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Ref : A24991BDG33

A set of three exceptional buildings in perfect condition, comprising :  
A 188 m2 stone main house on one level. Entirely renovated, the first floor comprises a large living/dining room, kitchen, bedroom with bathroom. The first floor comprises two large bedrooms with

## DESCRIPTIF

Charming wine estate spread over three communes for three appellations:

Commune N° 1

A set of three exceptional buildings in perfect condition, comprising :

\*A 188 m<sup>2</sup> stone main house on one level. Fully renovated, the first floor comprises a large living/dining room, kitchen, bedroom and bathroom. The first floor comprises two large bedrooms with bathrooms and a laundry room. There is cellar in the basement.

\*An old mill (212 m<sup>2</sup>), fully renovated on two levels, with a living/dining room, kitchen, bedroom with bathroom on the first floor, and two bedrooms with bathrooms and offices on the second floor.

\*An old barn (55 m<sup>2</sup>) converted into a spa and bedroom complete the ensemble.

A 6m\*12m swimming pool and pool house.

\*\*Common N°2

A residential house (194 m<sup>2</sup>) in good condition, comprising :

A residential part rented to employees

A part used as premises for employees

A 3-hectare pond

\*\*Common N°3

A large stone building of approx. 685 m<sup>2</sup>, equipped with stainless steel vats for 1,574 hl and concrete vats for 1,909 hl. There is also a cellar for ageing and storage.

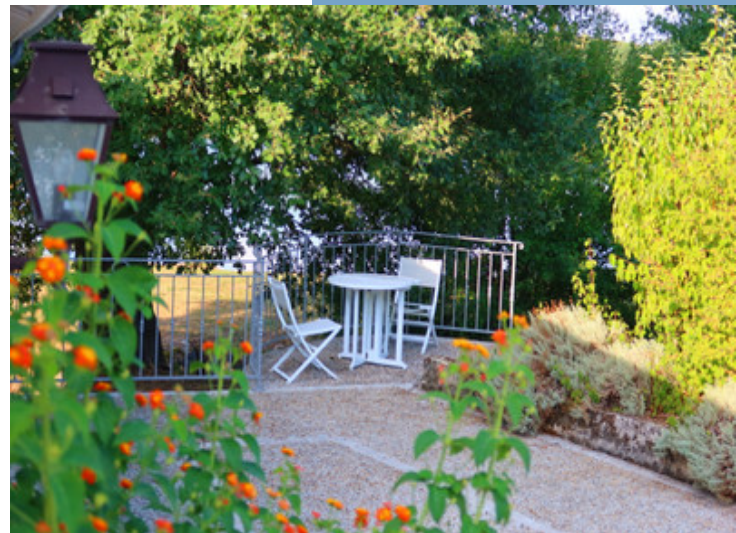
EXCEPTIONAL PROPERTY SUITABLE FOR A PROJECT OTHER THAN WINE PRODUCTION

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A24991BDG33>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

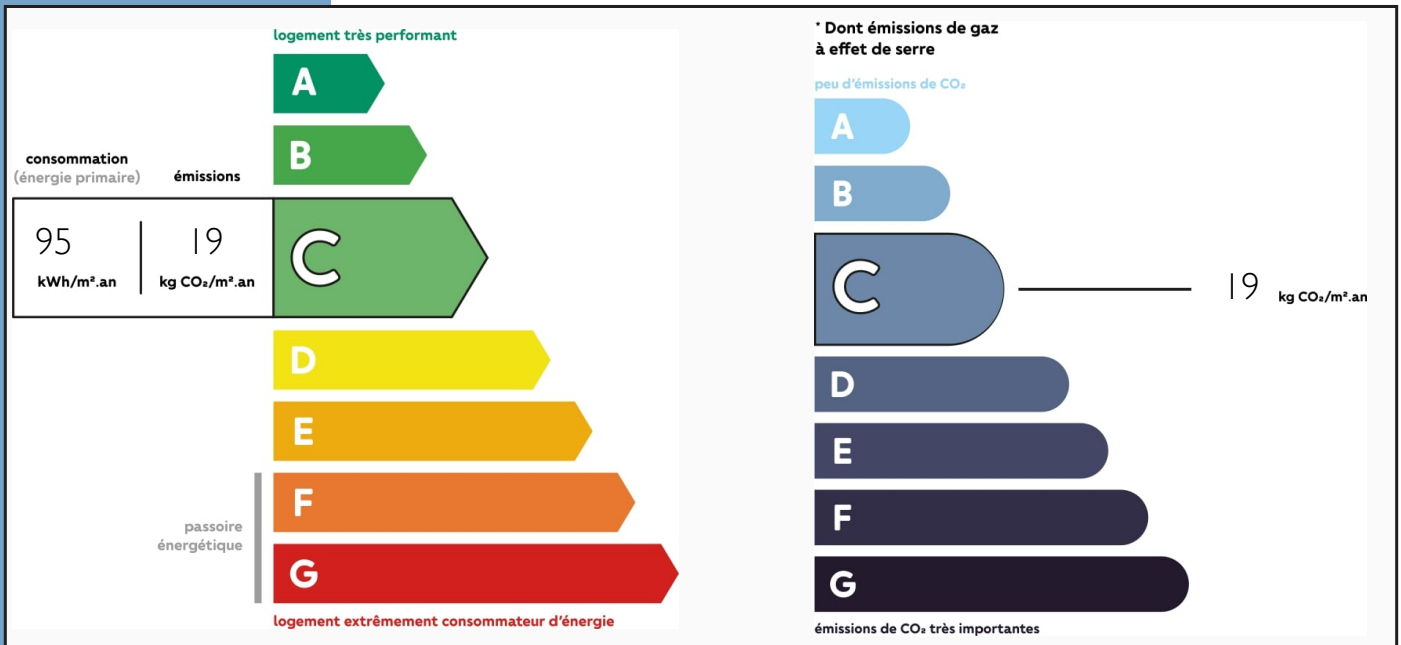
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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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