

ORGANIC VINEYARD OF 26 HECTARES UNDER BORDEAUX AOC ORGANIC - VERY WELL MAINTAINED - 2 CHARMING STONE HOUSES!

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PROPERTY FACT FILE

REFERENCE	101928XRO33
PRICE	€ 1,166,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 100 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	4
ACCOMMODATION	480 m²
LAND	270000 m²
TOWN	Doulezon
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Vignoble
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Electricity on site

*Price based on current exchange rate which is subject to change

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Great ORGANIC vineyard in very good state - in one block - all including, ready to use !
The property is based at 22 km from St Emilion, 28 km from Libourne and at 55 km from Bordeaux center.



DESCRIPTION

Land :
The total surface is around 28 hectares :
- 25.8 ha of vine under Bordeaux AOC (4.78 ha of white and 21.02 ha of red, only one block)
- 1.8 ha of land, buildings…
NOTE: Possibility to extend with 8 hectares attached.

ORGANIC Vineyard with vine grouped around buildings, vineyard in very good state, density of 4 761 vine/ha, completely restructured. Average age of 15 years, grape varieties of Merlot, Cabernet Sauvignon, Petit Verdot, Cot, Sauvignon Blanc and Gris, Muscadelle, Semillon.



Buildings :
- A large outbuildings of 850 m² in very good state, including 2 cellars, a barrel cellar and a large barn for machinery. The cellar has 1268 hL concrete tanks and 1242 hL of stainless tanks.
- Main stone house of 290 m² recently renovated (still have small finishing and decoration works), 3 bedrooms, living room, kitchen, fireplace …
- A second stone house renovated and in good state, around 130 m², 3 bedrooms and a large garage of 90 m².

Extra :
- A château name registred
- Wine distribution only to Bordeaux merchants (négoce)
- All equipement for winemaking and vineyard including, equipement very well maitained.
- Land taxe : 1975 €
- The stock value will be negotiated the day sale
- 2020, first vintage for organic wine conversion



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/101928XRO33
COMPLETE FILE AND PHOTO ON REQUEST

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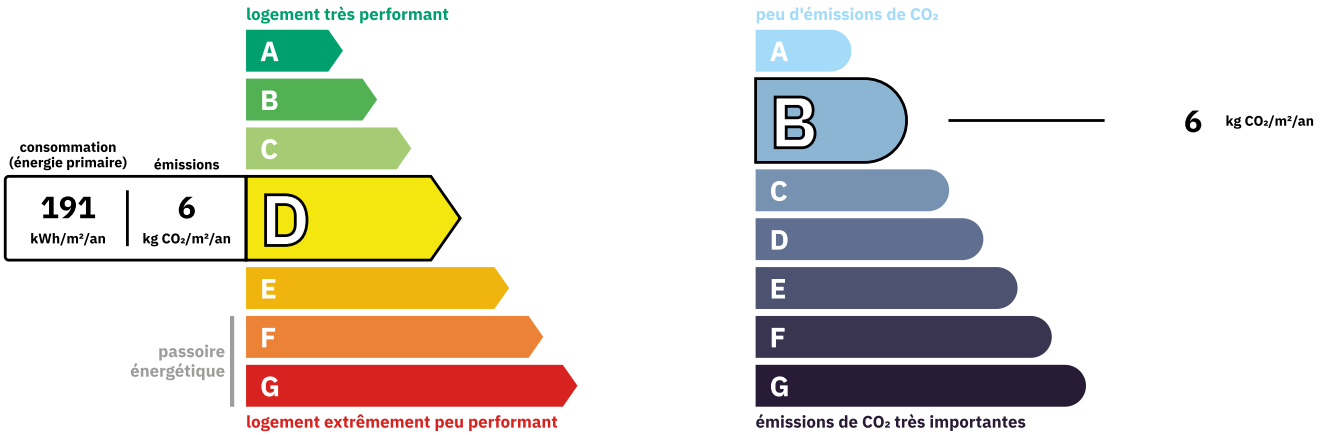
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2800 € and 3820€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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