



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

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...



PROPERTY FACT FILE	
REFERENCE	A2499 BDG33
PRICE	€ 4,065,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	7
ACCOMMODATION	594 m ²
LAND	495919 m ²
TOWN	Lussac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Lake, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



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

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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 m² 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 m²), 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 m²) converted into a spa and bedroom complete the ensemble.

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

**Common N°2

A residential house (194 m²) 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 m², 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.

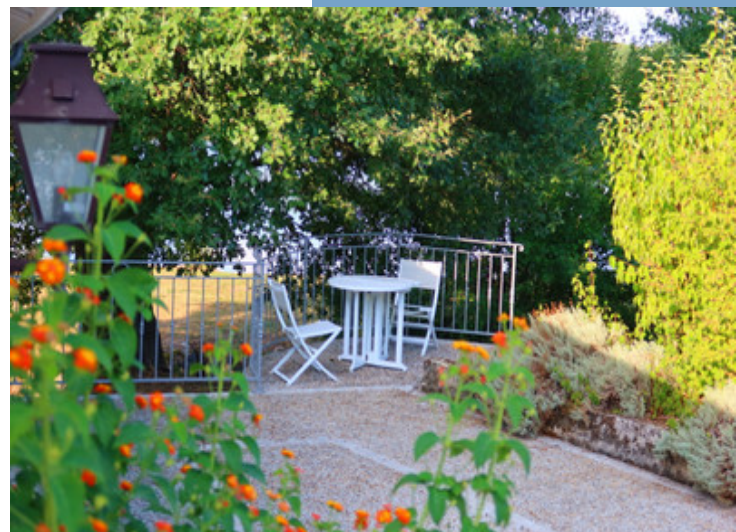
EXCEPTIONAL PROPERTY SUITABLE FOR A PROJECT OTHER THAN WINE PRODUCTION

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

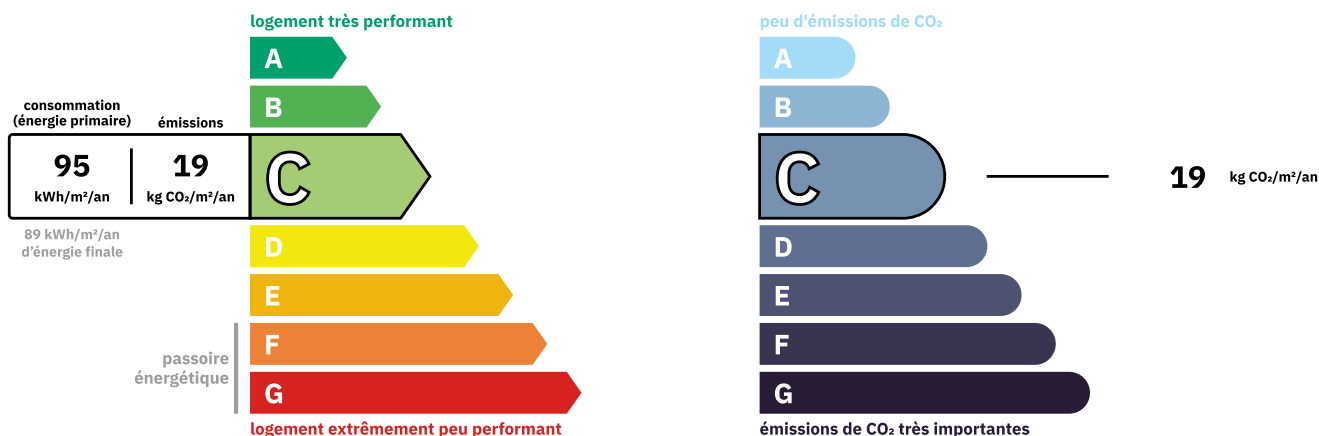
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ENERGIE-DPE



Property Moderately efficient
Estimated annual energy costs
between 1280 € and 1770€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf : A24991BDG33
FILE COMPLETE
AND PHOTOS
ON REQUEST

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