





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

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PROPERTY FACT FILE

REFERENCE A24991BDG33

£ 0*

*agency fees to be paid by the seller

BEDROOM 7

BATHROOM 7

ACCOMMODATION 594 m²

LAND 495919 m²

TOWN Lussac

DEPARTMENT

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 I HOUR FROM BORDEAUX

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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

DESCRIPTION

Charming wine estate spread over three communes for three appellations:

Commune N° I

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 promises for employees

A part used as premises for employees

A 3-hectare pond

**Common N°3

A large stone building of approx. 685 $\,\text{m}^2\!,$ 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

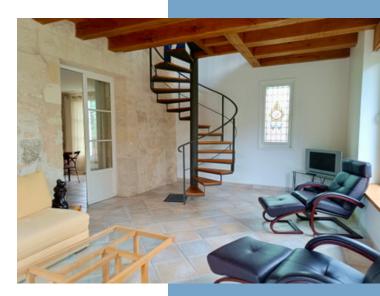
Information about risks to which this property is exposed is available on the Géorisques website: https://www.georisques.gouv.fr

More Online :

https://leggettprestige.com/luxury-property-for-sale/view/A24991BDG33 COMPLETE FILE AND PHOTO ON REQUEST



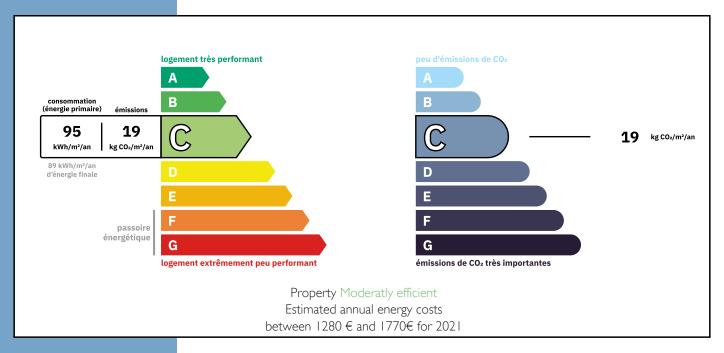




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ENERGIE-DPE



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CONTACT

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