

Beautiful farmhouse with nearly 6 hectares of land and working vineyards.



## INFORMATION

Town:	Espiens
Department:	Lot-et-Garonne
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	59216 m2



## IN BRIEF

This farmhouse dates back to 1783, and still has active vineyards (2.7 hectares) that produce income-generating grapes (Cabernet, Cabernet Franc and Cabernet Sauvignon) for the Cave Coopérative de Buzet.

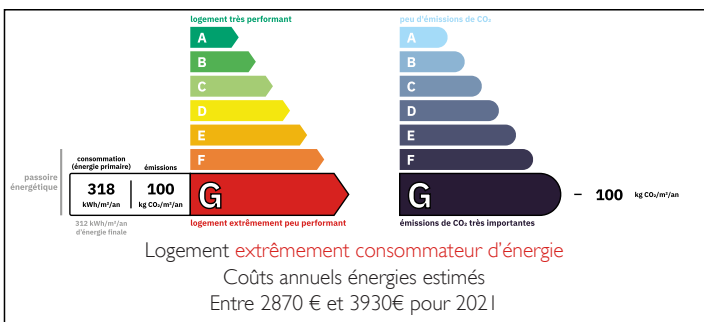
<https://www.nouslesvigneronsdebuzet.fr/>

There are two large living rooms, a kitchen and bathroom on the ground floor with room to develop one more bedroom.

There is also a converted dovecote with two good-sized bedrooms and a large well-lit attic.

The farmhouse itself and the extensive outbuildings are in need of some work but there is ample scope to develop and great potential for a variety of business opportunities. Meanwhile, the vineyards themselves would already represent an income stream for new owners.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The farm is set back from a quiet road and lies on an elevated spot with panoramic views of surrounding vineyards and beautiful rolling countryside.

On entering, there is a living room/dining room (28 m<sup>2</sup>) which leads through to a corridor with a kitchen to the right (9m<sup>2</sup>) and a bathroom 94.5m<sup>2</sup>) and WC (2 m<sup>2</sup>) to the left.

From there is a large barn/storeroom (22 m<sup>2</sup>) ready for conversion.

To right of the there is another good-sized living room with handsome fireplace (24 m<sup>2</sup>).

From here there is ground floor bedroom (26 m<sup>2</sup>) with French doors leading out to the gardens.

An elegant curved wooden staircase take you to the first floor of the converted dovecote with two well-lit bedrooms and stunning views of the surrounding countryside.

Bedroom 1: 8 m<sup>2</sup>

Bedroom 2: 15 m<sup>2</sup>

From the first floor similar wooden stairs lead to the spacious attic (30 m<sup>2</sup>) with ceiling height of 4.5 meters. This could well become a 4th bedroom or an extra sitting room/ office.

The various outbuildings are enormous (321 m<sup>2</sup> in total) and were originally used to service a working winemaking farm and they could easily be brought back to life. They comprise various garages, barns and storage buildings including a covered outdoor barn.

At present the red wine grapes grown on the property (Merlot and Cabernet Franc) are sold to the Buzet wine co-operative and this generates income for the owners but wine is no longer made on site.

The details of the current business arrangements are...