

Idyllic spot! Great business opportunity - renovated stone farmhouse with organic vines. Near Bourg & Blaye

EXCLUSIVE



INFORMATION

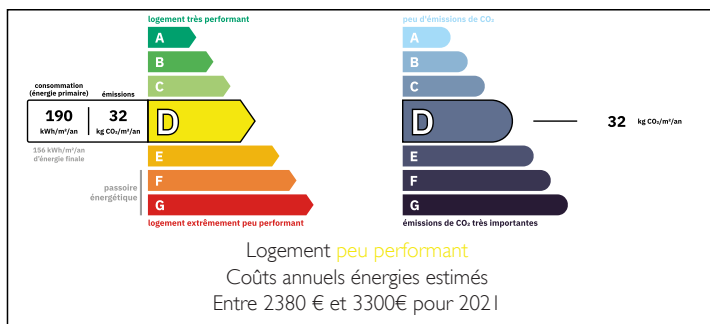
Town:	Saint-Ciers-de-Canesse
Department:	Gironde
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	21682 m2

IN BRIEF

OFFER ACCEPTED! If you're looking for a change of lifestyle & your dream is to own a stunning old stone wine château in the idyllic French countryside, with its own organic vineyard, pool & holiday rental potential, then look no further!

This is a beautiful character house with potential to increase the living space, currently with 2 lounges, large dining kitchen, 3 good sized bedrooms, separate studio, large outbuildings including wine chai with equipment, tasting room, storage. Around 2 hectares of organic vines currently "en fermage", pool with terrace, garden area with terrace. In the most beautiful spot in the middle of the Côte de Bourg vineyards, close to a village between Bourg & Blaye, around 40km north of Bordeaux.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



DESCRIPTION

An exceptional property with its own vines, the detached renovated stone house comprises:

On the ground floor -

Entrance hall 11m²

Lounge 22m² with wood burner

Large fitted dining kitchen almost 30m² with fireplace

Second lounge 28m² with wood burner

Shower room & wc

Upstairs -

Landing area leading to bedrooms

Bedroom 14m²

Bedroom 17m²

En-suite bedroom 15m² (plus 14m² extra space) with own bathroom

Separate family shower room

Studio with living/sleeping area and kitchen, bathroom & wc (total around 35m²)

Large outbuildings including wine chai and barrel room, tasting room and stock room. Roof terrace overlooking vines

LOCAL TAXES

Taxe habitation: EUR

NOTES

Almost 5.5 acres of land, most of which are the owners own excellent quality organic vines, which they lovingly nurtured for 10 years in the traditional way. The property is fully equipped for the owners to make and store their own wine (has its own label and is classified AOC Côte de Bourg). The vines are currently "en fermage", looked after by a local vigneron.

There is also a lovely garden area and shaded terrace, with 2 wells, and a magnificent pool with terrace, covered area, all overlooking the vines.

A rare opportunity to acquire a rare and exceptional property where you can make your own wine! Additional photos / information about the vines available on request.

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