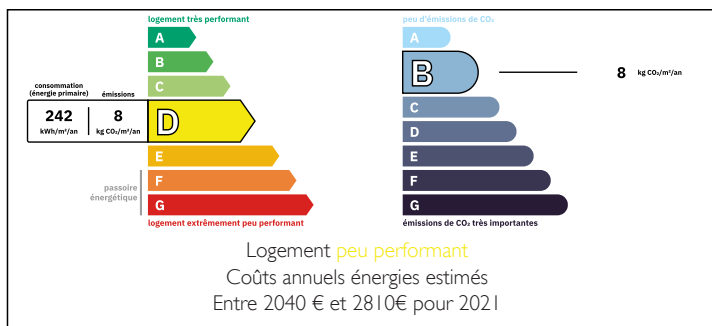


Beautiful wine estate in the "Pécharmant" appellation.



## ENERGY - DPE



## INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	280 m2
Plot Size:	255959 m2

## IN BRIEF

"Pécharmant" is a vineyard with an attractive name, located at the gates of Bergerac. There we find wines with a beautiful dark red color, powerful, elegant and generous, suitable for remarkable aging.

The property that we are offering you to acquire has belonged to the same family of winegrowers for four generations. The working tool is already in place and the team only wants to continue operations with the buyer of the premises.

In addition to the residential houses (a main house and a second house in the middle of the vineyards) as well as the farm buildings (cellars, storage, office), more than 25 hectares in one piece are offered for sale, including :

- 12.3 ha of AOC Pécharmant vines, south-west exposure.
- 5.5 ha of AOC Rosette vines (soft and supple wine, round and airy, focusing on aromatic elegance,

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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### Location:

Very close to Bergerac, less than 5 km from all the amenities that a town of more than 25,000 inhabitants can offer.

### History:

- the property has been in the same family since 1920: four generations have succeeded one another to develop, on this very specific terroir, a wine estate mainly producing a range of "Pécharmant" and "Rosette" wines.

### Buildings:

- Main residential house: 200sqm house entirely on one level including living room, office, 4 bedrooms...
- second house: single-storey house comprising living room, kitchen, 2 bedrooms. Rental possible.
- winemaking cellar (stainless steel vats), aging cellar, storage cellar
- workshop, barn, offices, tasting cellar.

### Vineyards/Land:

More than 25 hectares in one piece!

- 12.3 ha planted with Merlot, Cabernet-Sauvignon and Cabernet-Franc are used to produce "Pécharmant" red wine
- 5.5 ha planted with Sauvignon blanc and gris, Sémillon and Muscadelle make it possible to produce Rosette, this white wine that only around fifteen winegrowers currently produce,
- 2.5 ha of AOC land, allowing the production of Pécharmant to be increased if necessary.

All viticultural and winemaking equipment is included in the price (complete list, with price, available); stocks wine will be assessed at the time of recovery

The estate now offers a very nice range including five labels. Lots of potential for a buyer who will be able to continue to develop operations and sales. Sale handled with the participation of COUDERT EXPERT IMMOBILIER - rural property consultancy.

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