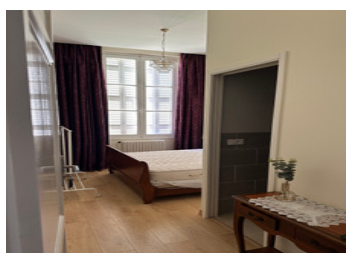
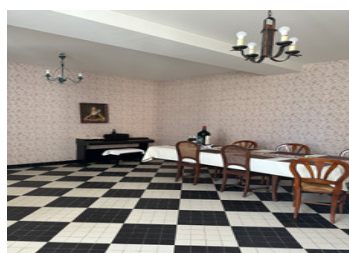
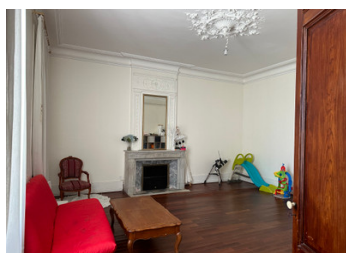
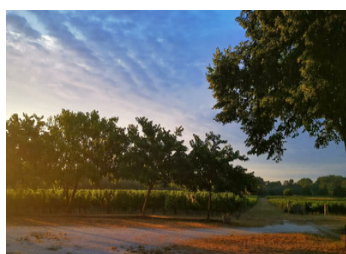


A turnkey wine property with superb Maison de Maître, its outbuildings and vines! Touristic activities!



INFORMATION

Town:	Bourg
Department:	Gironde
Bed:	9
Bath:	8
Floor:	340 m2
Plot Size:	323814 m2



IN BRIEF

Come and discover this opportunity to purchase a wine property which is also perfect for a wine tourism activity and/or a wedding venue/ seminar activity! Set on more than 32 ha of land, of which 18.5 ha of vines and 13 ha of land and meadows - for horses or others purposes!

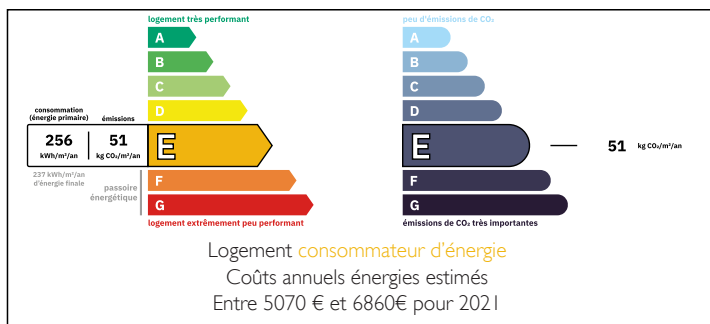
The main house, a superb MAISON DE MAITRE (340 m²) has been recently renovated and disposes 9 bedrooms, including 7 with their own bathroom and WC and an individual bathroom - 6 bedrooms await a B&B activity!

On the left side, there is a wing with a HOUSE (85 m²) still to be renovated!

Furthermore, there are several outbuildings - farm with a total surface of 1355 m²! One of the buildings can be transformed into a reception room for family celebrations, weddings, etc.!

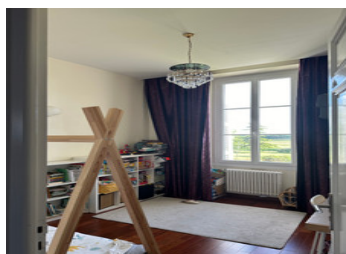
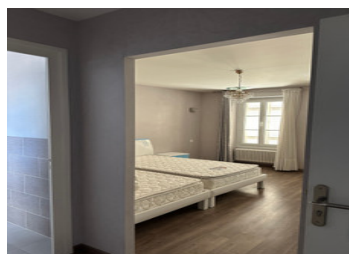
The whole property is in perfect...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

VINEYARD:

Total land area 32ha 38a, including 18ha 52a 42 ca of vines:

In the Côtes de Blaye appellation,

Red, Merlot grape variety

Total area: 11 ha 44a 65 ca.

In the Côtes de Bourg appellation

Red, Merlot grape variety, Cabernet Sauvignon, Malbec

Total area: 06 ha 32 to 40 ca

White, Sauvignon Blanc grape variety

Total area: 00ha 75 to 37 ca

LAND OTHERS - meadow, woods and earth

Total area: 13 ha 86a

OUTBUILDINGS:

Operating buildings:

- Packaging rooms, storage of pallets of bottles and boxes, two reception rooms, archive rooms, and a usable attic.

Possibility of reception rooms!

- Winemaking and conservation cellar with a surface area of 480m², with 3,650hl vat room, and wine guards, cement vats with thermo regularization!

- Barrel cellar and technical room!

- Building including 3 offices, kitchen, one room, storage and toilets. Possibility of creating a residential house there!

- Pallet storage building,

- Building - garage,

- Tractor garage,

- High barn!

OTHERS:

Trademark rights included.

Viti-vini equipment not included; list available, all in very good working condition!

1 Employee!

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>