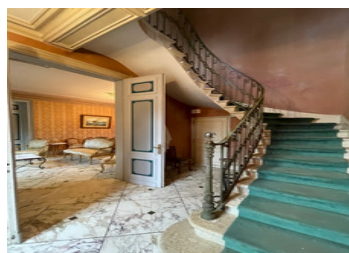


**Wine estate with superb MAISON DE MAITRE! Great potential for wine tourism! Saint-Emilion region!**



## INFORMATION

<b>Town:</b>	<b>Saint-Émilion</b>
<b>Department:</b>	<b>Gironde</b>
<b>Bed:</b>	<b>0</b>
<b>Bath:</b>	<b>0</b>
<b>Floor:</b>	<b>280 m2</b>
<b>Plot Size:</b>	<b>197960 m2</b>



## IN BRIEF

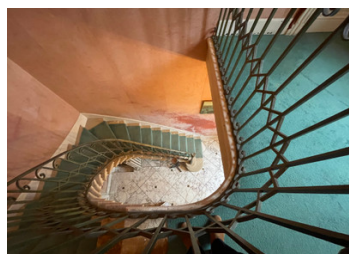
This wine estate is ideally located in the heart of a small, picturesque and prestigious village, a few kilometers from Saint-Emilion, in an exceptional setting. Its environment together with its Maison de Maitre with its classic and elegant elements, offers you - after renovations - a perfect opportunity for a wine tourism project. The estate has almost 20 hectares of quality vines including three renowned Appellations, AOC Saint-Georges-Saint-Emilion, AOC Montagne-Saint-Emilion and AOC Lussac-Saint-Emilion, operating buildings with a vat room - cement vats - a winemaking cellar with a thermoregulated winemaking facilities, a storage cellar and a wine shop. Then, outbuildings to adapt to your needs/projects!

## ENERGY - DPE

DPE not required.

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

### MAISON DE MAITRE:

Living area 280 m<sup>2</sup>, comprising:

Ground floor:

- \* Entrance - 50 m<sup>2</sup> - can be a reception room;
- \* Living room - 30 m<sup>2</sup>,
- \* Dining room - 30 m<sup>2</sup>,
- \* Kitchen - 25 m<sup>2</sup>,
- \* Room - 12 m<sup>2</sup> - with magnificent stone staircase, can be an entrance hall;
- \* Office - 14 m<sup>2</sup>.

Upstairs:

- \* Landing - 22 m<sup>2</sup>,
- \* 4 Bedrooms - each 30 m<sup>2</sup>;
- \* Bathroom - 10 m<sup>2</sup>.

Technical information:

- \* To renovate,
- \* Municipal sanitation,
- \* Fireplaces.

### WINE EXPLOITATION:

Vines:

- \* AOC Saint Georges-Saint Emilion appellation: 5ha 42a 11ca;
- \* Appellation AOC Montagne - Saint-Emilion: 11ha 40a 20ca;
- \* Appellation AOC Lussac - Saint-Emilion: 2ha 89a 91ca.

Grape varieties Merlot, Cabernet Franc.

Vinification:

- \* Cement vats;
- \* Winemaking cellar - with thermoregulation;
- \* Storage cellar;
- \* Wine shop;

- \* Trademark rights included;
- \* Winemaking and viticultural equipment included;
- \* Excluding stock and advances on cultivation.

### OUTBUILDINGS:

- \* A non-adjointing outbuilding - approximately 120 m<sup>2</sup> - divided into several compartments adaptable to