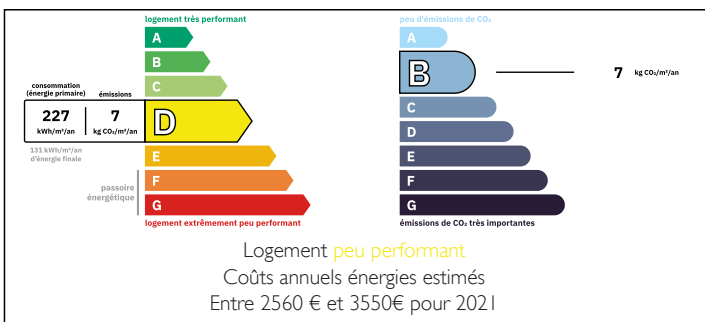


IN THE HEART OF BAS ARMAGNAC, 10 HA PROPERTY WITH A HOUSE, TASTING ROOM, CELLARS, BARN, WINEMAKING EQUIPMENT



## ENERGY - DPE



## INFORMATION

Town:	Labastide-d'Armagnac
Department:	Landes
Bed:	5
Bath:	2
Floor:	186 m2
Plot Size:	109927 m2

## IN BRIEF

Located in a preserved natural setting near Labastide-d'Armagnac, this rare vineyard property combines the charm of the old with the functionality of the modern.

An ideal opportunity for a winegrowing project, wine tourism venture, or professional transition.

The property includes a typical local stone house offering a warm and authentic living environment, with unobstructed views over the surrounding farmland

Traditional stone wine cellars adjoining the house, retaining their original character

Cozy tasting room opening onto an inner garden, perfect for entertaining or developing a wine tourism activity

Modern agricultural sheds (built in 2016 and 2018), fully operational

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.

Over 10 hectares of land

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Labastide d'Armagnac: 10 minutes



## LOCAL TAXES

**Taxe foncière:** 1847 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Located in a preserved natural setting near Labastide-d'Armagnac, this rare vineyard property combines the charm of the old with the functionality of the modern. An ideal opportunity for a winegrowing project, wine tourism development, or a professional reconversion.

Main Residence – 186 m<sup>2</sup> of living space

Built around 1840, this typical stone house from the region offers a warm and authentic living environment with unobstructed views over the surrounding farmland.

The ground floor includes:

A spacious entrance hall of 7 m<sup>2</sup>

A large living and dining area of approximately 34 m<sup>2</sup>

A fitted kitchen of 25 m<sup>2</sup>

A pantry/laundry room of over 12 m<sup>2</sup>, providing ample storage

Two bedrooms, each 14 m<sup>2</sup>

A bathroom and separate WC

The upper floor features:

A spacious and bright mezzanine

Two large bedrooms

A shower room with WC

A walk-in closet

An attic

Air-to-water heat pump (10 years old) – 200L hot water tank

Air conditioning upstairs

Double glazing, good insulation

Agricultural Buildings & Vineyard Operation

Old stone wine cellars adjoining the house have retained their original character

Cozy tasting room opening onto an interior garden – perfect for entertaining or developing a wine tourism activity