





## DESCRIPTION

Estate at an altitude of 40m:

6.5 hectares of vineyards - Bordeaux Supérieur, Bordeaux red and white

10 hectares of farmland/irrigable pasture

0.5 hectares of woodland

2 additional outlying plots of 1 hectare.

Vineyard certified "Vignoble et Découverte" (Vineyard and Discovery), "Tourisme & Handicap" (Tourism & Disability), "AB" (Organic Agriculture), and HVE (High Environmental Value, until 2020)

850m<sup>2</sup> garden, 30m<sup>2</sup> south-facing terrace and additional garden space.

### WINE CELLAR:

1 wine cellar dating from 1930 with a floor area of 84m<sup>2</sup> and a 34m<sup>2</sup> office upstairs.

1 wine cellar adjoining the house with a floor area of 67m<sup>2</sup> containing 5 thermo-regulated stainless steel vats (100 hectoliters/vat) and 1 stainless steel vat for storage (85 hectoliters).

1 large cellar measuring 229 m<sup>2</sup>: 58 m<sup>2</sup> reception area and 171 m<sup>2</sup> wooden barrel cellar.

1 drying room measuring 156 m<sup>2</sup> and 1 phytosanitary room measuring 20 m<sup>2</sup>.

### House:

Entrance hall 21 m<sup>2</sup>

1 dining room 27 m<sup>2</sup>

1 fitted kitchen 17 m<sup>2</sup>

1 living room 28 m<sup>2</sup>

Bathroom/toilet 4.70 m<sup>2</sup> + 2x20 m<sup>2</sup> to be converted.

### First floor:

3 bedrooms: 17 m<sup>2</sup>, 13 m<sup>2</sup>, 26 m<sup>2</sup>

\*Possibility of converting the attic.

All window frames were replaced in 2023.

A septic tank approved as compliant (2022) and connected to a wine-making wastewater treatment plant.

## LOCAL TAXES

Taxe foncière: **400 EUR**

Taxe habitation: **EUR**

## NOTES