



## Property For Sale



### Information de l'agent

|                   |   |
|-------------------|---|
| Nom:              | David Evans   |
| Nom de compagnie: | Cle France Ltd  |
| Pays:             | Royaume-Uni   |
| Expérience since: |   |
| Type de service:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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| Languages:        | English, French   |
| Site web:         | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Détails de l'annonce

|              |               |
|--------------|---------------|
| Propriété à: | Vendre        |
| Prix:        | EUR 1,034,550 |

#### Location

|                     |            |
|---------------------|------------|
| Pays:               | France     |
| Indicatif régional: | 47120      |
| Soumis:             | 24/07/2025 |

#### Description:

A working vineyard with a beautiful Family Stone House , a Gite, pool and tennis court. Offering a versatile option of being a hobby Vineyard or a full time business venture. There is a total of 26 hectares including around 8 hectares of mature vines (Merlot, Cabernet Franc et Sauveterre Blanc). There is a fully equipped wine Chai. This also includes a fabulous and well presented stone house which is located in an elevated and secluded position enjoying panoramic views amongst vineyards and fields. Just 10 minutes from Duras with its weekly market, cafes and shops. The main house provides a modern and spacious home with character, 3 bedrooms with en-suites, Fabulous Kitchen/dining room with a feature double height ceiling , spacious and cosy living room. Annex/Gite with 2 double bedrooms, characterful sitting room, large modern kitchen/dining room and a large covered terrace with excellent views across the vineyards. There is a secluded 15 meter long pool with views and a tennis court.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.



All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Commun

|                   |                       |
|-------------------|-----------------------|
| Chambres:         | 5                     |
| Salle de bains:   | 3                     |
| Dimesions du lot: | 260000 m <sup>2</sup> |

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.351.171 |
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