



listing

Information de l'agent

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|-------------------|--|
| Nom: | ArKadia |
| Nom de compagnie: | |
| Pays: | Royaume-Uni |
| Téléphone: | |
| Langues: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

Détails de l'annonce

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| Propriété à: | Vendre |
| Prix: | USD 2,197,706.71 |

Location

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| Pays: | France |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville: | Genissac |
| Soumis: | 06/12/2025 |

Description:

Set on an elevated plateau opposite the famed slopes of Saint-Émilion, with the River Dordogne lying between, this distinguished estate is centred on an elegant château of noble origins. Built in 1763 as the hunting lodge of the Marquis de Guinot, its classic stone architecture, symmetrical façade, and refined proportions give the property a graceful presence in its commanding position. Inside, the château offers a sequence of generous, light-filled rooms that retain their original charm, with period fireplaces, traditional local floor tiles, and wooden panelling. Long views stretch across the surrounding landscape. Several unused rooms—once occupied by estate workers—now invite transformation into guest suites, offices, or creative spaces. The expansive loft area also provides potential for additional accommodation or leisure facilities, subject to the necessary permissions. The château's stone cellar houses the estate's historic winery, complete with traditional concrete wine tanks—an atmospheric reminder of its viticultural heritage. Outside, mature gardens are beautifully planted, with established trees providing shade, structure, and a sense of timeless calm. Numerous stone barns and former agricultural buildings surround the château, offering excellent versatility for storage, workshops, or future conversion projects. The property is sold with over twenty hectares of vines situated on the plateau, currently cultivated under a yearly tenancy. This arrangement would allow the new owners to enjoy the prestige and landscape of a vineyard estate without the responsibility of daily management—or, alternatively, they could decide to revive the winery and commercialise the estate independently. Though peaceful and rural, the château enjoys excellent accessibility: local amenities are close by, and Bordeaux's outskirts can be reached in around twenty minutes. A rare opportunity to acquire a historic former hunting lodge with mature grounds, substantial outbuildings, vineyard land, and exceptional views, in one of the region's most sought-after settings.



Commun

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| Chambres: | 5 |
| Salle de bains: | 2 |
| Pied carré fini: | 441 m ² |
| Dimesions du lot: | 246311 m ² |

Building details

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| Outdoor Amenities: | Pool |
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Lease terms

Date Available:

Information additionnelle

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| Lien URL du site web: | http://www.arkadia.com/MLSM-T10946/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM |
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Contact information

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| IMLIX ID: | bvi83075 |
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