



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 2,807,988.52

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Bergerac
Publicato:	26/08/2025
Descrizione:	

This unique property is set on a hilltop in just over 20 hectares of vineyards and woodland, including its own lake, all providing an excellent terroir for its organic AOC Monbazillac and Bergerac wines. The perfect property for those with a love of wine and history wanting a home that has been beautifully renovated with a business of a human scale alongside. The fortified house is set over 3 levels with a roof terrace giving gorgeous views over the vineyards, across to the lake and the surrounding countryside. The entrance leads into the medieval stone spiral staircase that goes down into the vaulted cellar and up to the bedrooms. On the ground floor is a huge living room with high ceilings and a beautiful working stone fireplace. The large fully-equipped kitchen is just next door with an island, range cooker and dining area. There is a South-facing terrace and a WC tucked away at the bottom of a tower. There is also a 50 sqm studio apartment on the ground floor. It includes a living area, mezzanine, kitchenette and bathroom. The first floor houses 2 double bedrooms, one of which has a mezzanine level, and a bathroom with WC. The master suite is over 47 sqm with high ceilings, a double sink and wet-room/WC. There are two further large bedrooms on the second floor, both with balconies and both leading through to an adjoining dressing room and shower room/WC. The stone spiral staircase leads up to a further landing which could become a reading or craft room, and then on up to the roof terrace. Outside the main house is a 12m by 6m swimming pool with its terraces in a sunny location. There are gardens around the house, including a play area. Opposite the main house is the recently renovated large reception/event room used as a tasting room. It has a mezzanine games area and accessible WC with shower room, a bar and kitchen. The building also houses a bright office overlooking the main delivery and bottling area. The wine-making facilities are fully equipped, and include a pressing room, the vinification room with a capacity of around 1060hl in mainly stainless steel tanks, several bottled wine storage areas and the underground barrel-aging



cellar. A separate barn houses the vineyard equipment, all of which is included in the sale. Stock to be sold separately. Around 14 hectares of the land is dedicated to vineyards. 10 hectares are for white varieties; semillon, sauvignon and muscadelle, and 4 hectares are mostly merlot with some cabernet franc grapes. The terroir is limestone/clay with a little silica running through adding a touch of acidity to the wines. The lake at the bottom of the hill helps to provide a unique microclimate. Red, white and rosé wines are currently made with 3.6ha under AOC Bergerac, 0.73ha under AOC Côtes de Bergerac and 9.3ha under AOC Monbazillac labels. The average yield is around 35hl/ha or 473hl per year. Just a few kilometers outside Bergerac with its restaurants, shops, hospitals and supermarkets, the property is perfect for a family and for the development of a wine tourism business.

## Comune

Camere da letto:	6
Bagni:	4
Finito piedi quadrati:	575 mq
Dimensione del lotto:	204800 mq

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/MLSM-T7258/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T7258/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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