



## listing



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 2,743,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Sainte-Foy-la-Grande  
Posted: Dec 30, 2023  
Description:

An exciting opportunity to take on a working vineyard producing quality organic wine. The main house has an entrance with exposed stone and beams, leading to the large South-facing kitchen/dining room and to the laundry room and shower room. There is also a separate WC. A doorway leads from the kitchen into the living room with gorgeous stone fireplace, terracotta tiled floor, beams and doors opening onto the South-facing patio and garden with magnificent views over the vineyards. Upstairs there are 5 double bedrooms, 3 of which are South-facing, a WC and a large storage space that could easily be turned into a bathroom. Outside there is a large carport for up to 6 cars and 2 storage rooms. The terrace includes a dovecote and the swimming pool overlooks the vineyards. The second house, which requires full renovation, is currently being used for the vineyard business as storage and an office on the ground floor, with 4 bedrooms, a large attic and a bathroom upstairs. Architectural sketches for a central tower to join the two houses are available on request. The fully equipped wine-making and storage facilities are in a separate building across the courtyard. The vineyards themselves stretch over 67 hectares with the remaining land given over to woodland and pasture. AOP Bordeaux and AOP Bordeaux Supérieur. Full details can be provided. Materials available via a separate negotiation.

### Common

Bedrooms: 9  
Bathrooms: 2  
Finished sq. ft.: 520 sq m  
Lot Size: 886085 sq m



## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Additional information

Website URL:

[http://www.arkadia.com/MLSM-T6664/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T6664/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

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