

Exceptional wine estate . Near St Emilion. 3 Houses, 6x12 pool + car port



INFORMATION

Town:	Lussac
Department:	Gironde
Bed:	7
Bath:	7
Floor:	594 m2
Plot Size:	495919 m2

IN BRIEF

A set of three exceptional buildings in perfect condition, comprising :

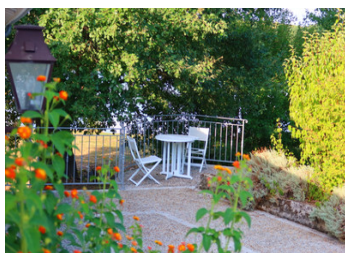
A 188 m2 stone main house on one level. Entirely renovated, the first floor comprises a large living/dining room, kitchen, bedroom with bathroom. The first floor comprises two large bedrooms with bathrooms and a laundry room. There is cellar in the basement.

An old mill (212 m2), entirely renovated, on two levels, featuring a living/dining room, kitchen, bedroom with bathroom and laundry room.

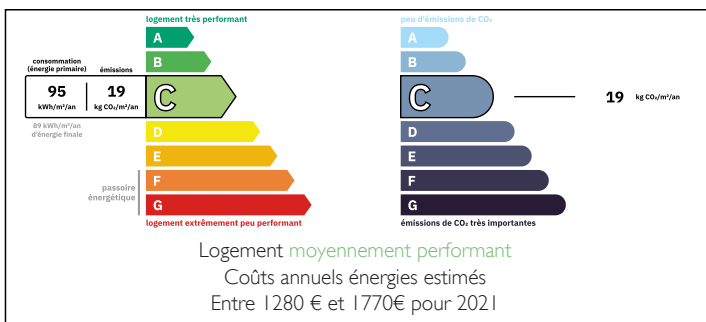
kitchen, a bedroom with bathroom on the first floor, and two bedrooms with bathroom and office on the second floor.

An old barn (55 m2) converted into a spa and bedroom.

A 6m*12m swimming pool and pool house.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Charming wine estate spread over three communes for three appellations:

Commune N° 1

A set of three exceptional buildings in perfect condition, comprising :

*A 188 m² stone main house on one level. Fully renovated, the first floor comprises a large living/dining room, kitchen, bedroom and bathroom. The first floor comprises two large bedrooms with bathrooms and a laundry room. There is cellar in the basement.

*An old mill (212 m²), fully renovated on two levels, with a living/dining room, kitchen, bedroom with bathroom on the first floor, and two bedrooms with bathrooms and offices on the second floor.

*An old barn (55 m²) converted into a spa and bedroom complete the ensemble.

A 6m*12m swimming pool and pool house.

**Common N°2

A residential house (194 m²) in good condition, comprising :

A residential part rented to employees

A part used as premises for employees

A 3-hectare pond

**Common N°3

A large stone building of approx. 685 m², equipped with stainless steel vats for 1,574 hl and concrete vats

for 1,909 hl. There is also a cellar for ageing and storage.

EXCEPTIONAL PROPERTY SUITABLE FOR A PROJECT OTHER THAN WINE PRODUCTION

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES