

Ref: A40811BEN33

Price: 522 800 EUR

agency fees included: 7 % TTC to be paid by the buyer (490 000 EUR without fees)

Entre-deux-mers wine estate in Bx sup. red and Bx white, with a 240 m house.



## INFORMATION

Town: Sainte-Gemme

Department: Gironde

Bed: 3

Bath:

Floor: 240 m2

Plot Size: 180000 m2













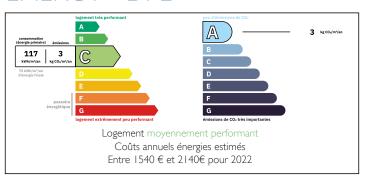
### IN BRIEF

This Entre-deux-mers vineyard, comprising 6.5 hectares of vineyards and 10 hectares of meadows/agricultural land, is located at an altitude of 40 meters and also offers the possibility of growing olive trees, either in whole or in part, depending on your needs. The cellars, vats, and barrels are in perfect condition and allow for the continuity of sustainable farming. The owner currently works with wine-growing service companies for 50% of the tasks. The recruitment of a permanent part-time employee is possible for the rest and would provide a good balance. The owner has potential candidates who can be put in touch with the buyer.

Possibility to purchase wine-growing and wine-making equipment as well as a stock of wine (not included in the sale price).

The 2,574 sq ft house is in good condition and requires some renovation work in...

## ENERGY - DPE



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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.





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# LOCAL TAXES

Taxe foncière: 400 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Estate at an altitude of 40m:

6.5 hectares of vineyards - Bordeaux Supérieur, Bordeaux red and white

10 hectares of farmland/irrigable pasture

0.5 hectares of woodland

2 additional outlying plots of I hectare.

Vineyard certified "Vignoble et Découverte" (Vineyard and Discovery), "Tourisme & Handicap" (Tourism & Disability), "AB" (Organic Agriculture), and HVE (High Environmental Value, until 2020)

850m² garden, 30m² south-facing terrace and additional garden space.

#### **WINE CELLAR:**

I wine cellar dating from 1930 with a floor area of 84m<sup>2</sup> and a 34m<sup>2</sup> office upstairs.

I wine cellar adjoining the house with a floor area of 67m<sup>2</sup> containing 5 thermo-regulated stainless steel vats (100 hectoliters/vat) and I stainless steel vat for storage (85 hectoliters).

I large cellar measuring 229 m<sup>2</sup>: 58 m<sup>2</sup> reception area and 171 m<sup>2</sup> wooden barrel cellar.

I drying room measuring 156 m<sup>2</sup> and I phytosanitary room measuring 20 m<sup>2</sup>.

#### House:

Entrance hall 21 m<sup>2</sup>

I dining room 27 m<sup>2</sup>

I fitted kitchen 17 m<sup>2</sup>

I living room 28 m<sup>2</sup>

Bathroom/toilet  $4.70 \text{ m}^2 + 2 \times 20 \text{ m}^2$  to be converted.

### First floor:

3 bedrooms: 17 m<sup>2</sup>, 13 m<sup>2</sup>, 26 m<sup>2</sup>

\*Possibility of converting the attic.

All window frames were replaced in 2023.

A septic tank approved as compliant (2022) and connected to a wine-making wastewater treatment plant.

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