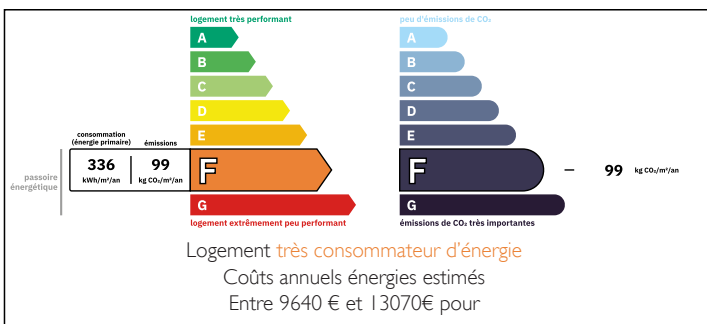


## Château – 24-hectare estate



## ENERGY - DPE



## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Fronsac   |
| Department: | Gironde   |
| Bed:        | 16        |
| Bath:       | 6         |
| Floor:      | 670 m²    |
| Plot Size:  | 240000 m² |

## IN BRIEF

Just a few minutes from Libourne, in the heart of the Fronsac appellation, this 24-hectare estate captivates with its understated elegance and the rare development potential it represents.

Behind its classical façade, the property offers a coherent ensemble of more than 2,500 m² of built space, arranged around a château of approximately 350 m² of living accommodation and numerous outbuildings.

The château offers generous volumes and a layout that lends itself perfectly to a contemporary reinterpretation, whether as a prestigious private residence or as a hospitality project.

Thanks to their configuration and scale, the existing buildings allow for multiple development possibilities: accommodation, events, catering, or a characterful hotel project, subject to the necessary administrative

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

**\*\*Wine Château in the Fronsac Appellation – 24-Hectare Estate with Production Facilities, Outbuildings and Strong Development Potential\*\***

In the heart of the Fronsac appellation, this wine estate extends over approximately 24 hectares and offers a rare, coherent property comprising a character château, residential buildings, outbuildings, reception areas, wine cellars, a full vat room and a structured production facility.

The total built area represents approximately **\*\*2,513 m<sup>2</sup>\*\***, distributed between residential accommodation, annexes, operational buildings, reception areas, offices, wine cellars and vat rooms. The estate is particularly well suited to a heritage, wine, wine-tourism, events or hospitality project, subject to the necessary administrative authorisations.

The residential part offers approximately **\*\*670 m<sup>2</sup>\*\*** of living space\*\*. It includes the main château, arranged over a ground floor and two upper levels, as well as two additional dwellings. The château itself represents approximately **\*\*334 m<sup>2</sup>\*\***, spread over several levels, with generous volumes and a layout offering scope for a contemporary reinterpretation according to the future owner's requirements.

Two independent dwellings complete the residential accommodation.

The first dwelling, located on the east/south side, offers approximately **\*\*164 m<sup>2</sup>\*\*** and includes a kitchen, a living/dining room, hallway, three bedrooms, a shower room, a garage and circulation areas.

The second dwelling, located on the east/north side, offers approximately **\*\*172 m<sup>2</sup>\*\*** and includes a spacious kitchen/living/dining area, three bedrooms, a bathroom with WC, a garage and circulation areas. A covered outdoor area of approximately **\*\*40 m<sup>2</sup>\*\*** completes the residential section.

## NOTES