

Vineyard property in Appellation Bergerac Rouge and Monbazillac areas with attractive farmhouse to renovate.

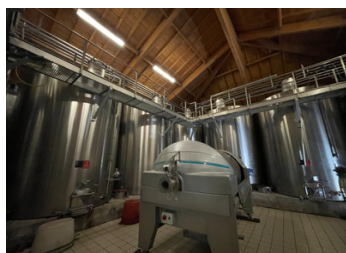


## INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	0
Bath:	0
Floor:	224 m2
Plot Size:	401117 m2

## IN BRIEF

In the heart of the Périgord Pourpre - 3 km from a village and 10 km from Bergerac - you find this pretty 19th century stone farmhouse with its operational vineyards, Appellation Bergerac Rouge and Monbazillac. Its quiet location with a very nice view offers you great potential for a wine tourism project, for a gite project, co-housing and all other projects that require volumes, buildings and calm! The farmhouse consists of 3 beautiful stone buildings together forming a courtyard. One building includes an established cellar - 680 m<sup>2</sup> - with a magnificent roof construction, renovated, insulated and well equipped with a stainless steel vats. At the end a house (to renovate) of 74 m<sup>2</sup> with the possibility of creating an additional floor. A second building consists of an 82 m<sup>2</sup> house, a cellar with a bread oven and a 68 m<sup>2</sup> tower on two levels. All to renovate! Then, a barn -...



## 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

The winery is in full operation and certified in HVE3, producing Bergerac Rouge and Monbazillac, divided into two islets:

### RED BERGERAC:

12 ha 32 to 62 ca of vines Cabernet Sauvignon, Merlot and Malbec grape varieties.  
The wine is marketed as Bergerac Rouge and Vin de Pays du Périgord.

### MONBAZILLAC:

04 ha 91 to 40 ca of Sémillon Blanc and Sauvignon Blanc grape varieties.  
The wine is marketed in Monbazillac.

Wine effluents are stored, treated and spread, installation according standards.

## NOTES

Woodland, about 17 ha and  
Prairies, about 8 ha.

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