



Agriculture - Viticulture

EYNESSE (33)

11 700 000 €*

* Agency fees to be paid by the seller



660 m²



12 pièce(s)

PROPERTY DESCRIPTION

Seigniorial castle whose first writings date from 1076, this castle was destroyed during the war of religion and rebuilt in the 17th century.

Located on the border of the Dordogne and the Gironde (Entre-Deux-Mers) built on a plateau overlooking the DORDOGNE river and the Girondine lands to the south, this seigneurial castle with an area of 110 hectares benefits from a rare and exceptional.

Shops, amenities, the city are a few minutes away, PARIS only 3 hours by TGV.

Along a few hectares of vines and woods, this leads us to the imposing gates of the Château, giving access to the main courtyard, enjoying a magnificent view of the vineyard and the environment which stretches as far as the eye can see (from Bergerac in Saint Emilion).

In the courtyard of the Château you will notice the slate roof, appreciate the brick and stone facade which in places is covered with a magnificent Virginia creeper.

The Château offers high services, with a surface area of 620 m², it has:

On the ground floor: an entrance hall leading to a beautiful living room on the left with a view of the swimming pool and the garden where a cedar stands centenary.

The left tower gives access to a dining room, a kitchen and a separate WC. On the right, a large dining room which benefits from large openings and high ceilings giving an impressive volume to the different rooms.

By taking the right tower you reach a kitchen and its pantry.

On the north side of the Château is the office, a hallway, various storage rooms and a staircase leading upstairs.

Upstairs: a landing serves the five bedrooms, bathrooms and shower room and WC (main part of the chateau).

The West tower: a landing, a WC, a bathroom, two bedrooms and adjoining the tower, a large relaxation lounge.

To the south of the courtyard, the completely renovated caretaker's accommodation with a living area of 120 m².

Three lodgings:

- The first for 6/8 people, near the Castle, swimming pool and jacuzzi.
- The second for 12 people, also has a swimming pool.
- Le Pigeonnier for 4 people (couple + 2 children) located near the equestrian facilities.

With equestrian equipment: a stable with a capacity of 16 wooden boxes, a tack room, a career, a lunging circle, workshops and an instructor's office.

Adjoining the Château, an old cellar in very good condition is partly used for aging wine in barrels, the second part is a storage area and old functional vats. The production being able to go up to 3700 hectoliters (AOC BORDEAUX SUPERIEUR), the estate has a quality installation, cellars with strict criteria, phytosanitary premises, quality and renewed materials, a storage capacity of up to 12000 hectoliters.

The whole production is delivered turnkey, materials for maintenance of the vine, vinification, storage as well as the distribution network ensures a stable income.

A tasting room, located next to the cellars, is available to passing customers.

The VINEYARD is made up of:

- 80 hectares of vines in one piece (White, Red, Rosé), clay-limestone soil favorable to vines, with HV3 certification
- 20 hectares of woods
- 7 hectares of meadows extend to the river La DORDOGNE giving access to water, a source and a water point for horses.

FREE OF ANY OCCUPATION.

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.



Bruno DEMAY

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**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20 000

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 809520

Property type Agriculture - Viticulture

SURFACES

Living space 660 m²

COMPOSITION

Number of rooms 12

APPENDIX

Parking extérieur

Parking space 10

Garage 4

Videophone Non



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle