PONCET & PONCET

L'Immobilier d'Exception

FRANCE

LOS ROBLES VINEYARD







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LOS ROBLES VINEYARD

170 Ha (420 Ac) located in the San Rafael Department, Goudge District, on Provincial Route 169. Located 25 km (15,5 miles) away from the City of San Rafael on an asphalted route. Main country house:It counts with a surface of 3,5 Ha (7,4 Ac) surrounded by oak tree woods, eucalyptus trees and characteristic local fruit trees.Landlord's house: Constructed during the 50's decade and remodelled in 2008 under the supervision of very renowned arquitects and decorators. It has several rooms: living room and dining room, a game room, a bedroom suite and two other bedrooms with two bathrooms, a family room, a spacious kitchen, casual dining room, pantry and laundry room.In the external sector of the house there is a comprehensive quincho (place for having barbecues and entertaining) covered with a partial-shade roof made out of cane. The quincho includes a grill, a separate iron grill, and a clay oven.The swimming pool area counts with a large deck and a gazebo that stands alongside a pergola in which today a living room is set. From this area we have direct access to changing rooms that are built with native stones and have Nancy oak doors. This area is separated in bathrooms and changing rooms, laundry room, and a storage room. Next to this area stands the machinery room corresponding to the technical performance of the pool.Near one side of the pool you can enjoy an original train wagon converted into two top-notch guest bedroom suites. The property counts with the corresponding perforation for the pool maintenance as well as the park's spray irrigation system.Cultivations:A) 17 ha (42 ac) of Chenin varieties. (fine white)B) 30 ha (74 ac) of Bonarda (fine tint)C) 5 ha (12,3 ac) of Sauvignon (fine white)D) 5 ha (12,3 ac) of Cabernet (fine tint)E) 5 ha (12,3 ac) of Chardonney (fine white)F) 5 ha (12,3 ac) of Malbec (fine tint)G) 7 ha (17 ac) of Torrontes (fine white)H) 4 ha (9,9 ac) of Pinot Noir (fine tint)I) 15 ha (37 ac) of Criolla.J) 5 ha (12,3 ac) of Ciruela D`Agen. Perforations:There are five electrified perforations strategically distributed for the total coverage of the establishment. These perforations are of support since the property already counts with permanent and natural right of irrigation.Houses:There are eleven material houses for the staff with electric light and filtered water.Barns:Three barns -of approximately 400 m2 (4,305 ft2), 300m2 (3,230ft2), and 200m2 (2,153ft2)-. Notes:The main channels of water distribution are reinforced with concrete therefore avoiding leaks, yielding speed in the irrigation, and reducing costs.30% of the cultivations are covered with anti-hail nets.All the machinery and implements needed for productive and efficient development are available. Option:Including plantation of 15,5 Ha (37 Ac): 9 Ha (22 Ac) of Chenin (fine white) and 6,5 Ha (15 Ac) of transportation grapes for fresh consumption. Counts with one house for staff.

Prix sur demande