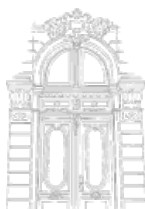


PONCET & PONCET

L'Immobilier d'Exception

FRANCE

MAGNIFICENT TURNKEY VINEYARD ESTATE OF 80 HA OF VINES



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L'Immobilier d'Exception
— F R A N C E —

MAGNIFICENT TURNKEY VINEYARD ESTATE OF 80 HA OF VINES

Overlooking the valley, this elegant vineyard estate will seduce you with its calm and its unobstructed view on the hillsides.

The historical chateau was rebuilt in the 17th century. This elegant building of 620m² offers high standing services. On the ground floor, an entrance hall leads to a vast triple exposure sitting room, 2 equipped kitchens, 2 dining rooms. On the 1st floor, a clear landing, 6 bedrooms with very beautiful volumes, 3 dressing rooms, 3 bathrooms, 2 living rooms. Swimming pool, beautiful rose garden, magnificent cedar. Adjacent to the chateau, a janitor's house, a garage and a barrel cellar.

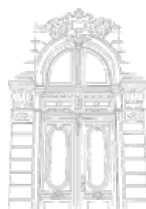
3 gites with swimming pool and entirely renovated with a capacity of 4, 6 and 12 persons.

The equestrian facilities consist of a stable with 12 modern boxes and two riding arenas in perfect condition.

The property extends over 111 hectares in one piece, including about 30 hectares of woods and meadows and about 80 hectares of vines in AOC Bordeaux Supérieur. Two fully equipped and temperature-controlled wineries allow the production of great red wines.

Turnkey property offering many options for wine tourism activities.
Complete file upon request.

Prix : \$12,187,500.00 USD



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