



House with Vineyard on 5 Hectares,

46700, Vire Sur Lot, Lot, Occitanie

€450,000

Ref: 4600415967

* Available * 5 Beds * 1 Bath * 186m2

Superb vineyard property dating from 1611 which requires updating, on 5.5 hectares of land with 5 hectares of vines. In a dominant position with views. A tremendous project!

Telephone: +44 (0) 1225 463752 **Email:** info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

Superb wine property including stone house built in 1611 on 5.4 hectares of land including 5 hectares of vines (2nd terrace). Elevated position with dominant views.

3 kms from a touristic village in the Lot Valley with all shops and services.

Main house of 186m² built over cellars and winery.

5 bedrooms, kitchen, sitting room, dining room, bathroom, WC.

Ground floor: 4 cellars. Winery with wine tanks. Boiler room.

1st floor: Access by outside staircase giving on covered terrace. Entrance corridor of 31,62 m². A kitchen of 17,93 m², walls and floor cupboards, double sink, fireplace + wood burner, tiled floor. A sitting room of 19,50 m², fireplace, wooden floor. A dining room of 18,36 m², fireplace, wooden floor. A bedroom of 16,86 m², fireplace, wooden floor. A bathroom of 5,74 m², bath, bidet, washbasin, washing machine connection. A WC of 1,37 m². A bedroom of 23,51 m², built in cupboard, carpet on wooden floor.

3 bedrooms of 18,39 m², 16,17 m² and 16,3 m², carpet on wooden floor.

Attic which is potentially convertible.

Oil and Wood Central Heating. Fireplaces and woodburner. Partly double glazing. Electric hot water boiler. Septic tank. Roof redone in 2004.

2 stone outbuildings in stone (winery and storage). Attached shed for 3 cars. Small barn, shall shed, covered well.



