



Stunning location for this working vineyard with family home, gite, pool and tennis court!,

47120, Duras, Lot-Et-Garonne, Nouvelle-Aquitaine

* Available * 5 Beds

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€1,155,000

Ref: BVI59457

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French Entrée 

Property Description

We are delighted to offer this property on market with its fabulous hill-top location. It is a working vineyard and offers a characterful family home with 3 ensuite bedrooms, double height dining kitchen, living room and Utility room. In addition there is a high specification 3 bedroom gite, a 15m long swimming pool housed in its own enclosed courtyard, an all weather tennis court and the surrounding vineyard. Superb period features throughout the property

The property spreads over about 26 hectares including around 8 hectares of mature vines(Merlot, Cabernet Franc et Sauveterre Blanc), including a mixture of Sauvignon Blanc, Cabernet Franc and Merlot. In addition there is some woodland, fruit trees and agricultural land.

Currently the majority of the grapes go to the local 'co-operative' however there is significant opportunity to bottle and sell your own wine. In all, the property offers great income potential for someone requiring a 'life changing experience, from the vineyard, to the gite, to the fully kitted out wine Chai and the additional land, the opportunities are endless. The current owners have also successfully hosted on site several weddings, it would lend itself perfectly to a wedding venue.

Being, just a 10 minute drive from the popular town of Duras with all amenities and weekly market. The world renowned city of Bordeaux is only an hour's drive and Bergerac with airport links to the UK just 40 minutes away.

Price including agency fees : 1 155 000 €

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Buyer commission included: 5%



