



6 Bedroom House,

24100, Bergerac, Dordogne, Nouvelle-Aquitaine

* 6 Beds * 1 Bath * 400m2

€900,000

Ref: LN-2VDVP

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French Entrée 

Property Description

Ref.3983 : French wine estate for sale in Dordogne.

The property is located on the border of the Gironde and the Dordogne, in the canton of Montaigne and Gurson, not far from Castillon la Bataille, a town rich in history and the famous Battle of Castillon of July 17, 1453 between the armies of Henry VI of England and those of Charles VII of France.

25 km from Saint Emilion and 35 km from Bergerac, this winegrowing residence offers a green and peaceful setting to the inhabitants who will be able to take advantage of a quality environment at only 1 hour from Bordeaux and 3 hours from Paris (TGV). The main shops and services are 5 km away, Libourne and its TGV station accessible in 30 minutes (Paris in 2 hours).

The Périgord Pourpre offers an undeniable quality of life through its wine region and the arts of the table. For golf enthusiasts, you can play on the 9-hole course of the Saint Méard de Gurson Golf Club or on the 18-hole International Golf Club of Saint Emilion. Many other activities are proposed such as horse riding with several horse clubs but also cultural activities thanks to the proximity of the two cities of Bergerac and Saint Emilion and the theater and music festivals.

With a surface of about 400m², the building is distributed as follows:

On the first floor: a vast entrance which serves on the right a dining room and on the left a beautiful living room with fireplace and beautiful parquet floor. At the end of the entrance a corridor distributes on the right kitchen, small living room, storeroom, on the opposite on the left you will have 2 bedrooms with shower room, a corridor with dressing room and staircase to the floor, an office with access to the patio, a master suite with bathroom, dressing room and many storage spaces.

On the second floor: located on the half floor landing with separate toilet, on the left a bathroom, a relaxation area, a shower room.

Four steps and a landing distributes then 3 bedrooms, one with dressing room. On the opposite side we take a staircase of 4 steps and discover a children's area and a convertible attic.

The outbuildings include:

- A large building used as a wine storehouse with vinification vats, storage bricks for ageing, bottle storage.
- A stone tasting room dating from the 15th century adjoining a guest house of about 140m².

The land covers 3 hectares in the center of a charming hamlet.

The main driveway separates the wine-growing part of 2.96 acres (1.2 hectares) planted with Malbec and Cabernet. The second part offers a beautiful park of hazelnut trees, lime trees, rose trees and many other varieties that must be crossed to reach the main entrance of the house.

Finally an orchard of 2.47 acres (1 hectare) on the right of the property completes the land.

Gallery

