COLDWELL BANKER
EUROPA REALTY

Vineyard estate Néac 135 m²



SALE PRICE : 630 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

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DESCRIPTION

Coldwell Banker Immoba Realty presents this property ready to be brought back to life, located on the legendary terroir of the Lalande de Pomerol appellation.
--> 3 ha 02 a 56 ca in a single block, planted with Merlot & Cabernet Sauvignon.
--> Stone house and two outbuildings to renovate, wooded park.
--> 2,000 m² pond.

The vines are situated on a plateau just 3 km as the crow flies from the renowned Château Petrus in the neighboring Pomerol appellation. Sheltered from prevailing winds by a forest, the plots are minimally affected by frost. The presence of numerous springs and the pond on the edge of the property help the vines withstand drought more effectively.

Energy diagnostics: DPE 405 (F) – GES 13 (C)
Estimated annual energy costs: between €3,210 and €4,390.
Honoraires à charge acquéreur.
600.000€ prix net vendeur
30.000€ honoraires d'agence.

For more information, contact: Katrina Hammond +33 7 88 37 77 80
Independent Sales Agent RSAC 413 116 070 / RCP RCACO-25-031445

Find all our listings on IMMOBA.fr
Consultez les risques liés à cette propriété sur : www.georisques.gouv.fr

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FEATURES

Property type:	Vineyard estate	Area:	135.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): F 405

Greenhouse gas emissions (GHG) index: C 13

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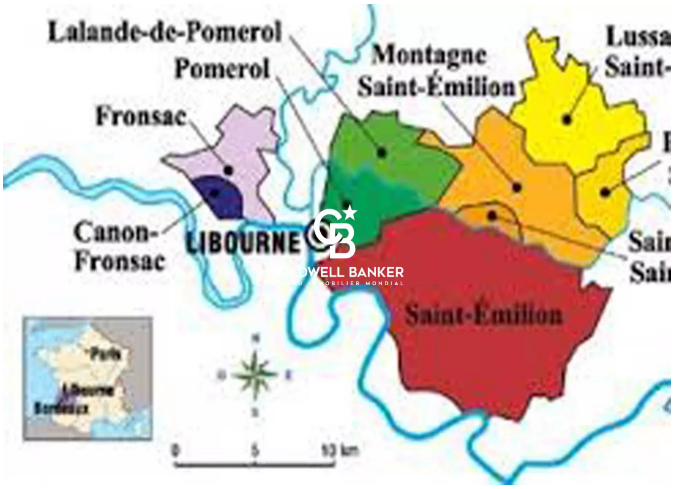
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