COLDWELL BANKER
EUROPA REALTY

Vineyard estate Néac 173 m²



SALE PRICE : 1 575 000 €

EMAIL : IMMOBA@COLDWELLBANKER.FR

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Coldwell Banker Immoba Realty Bordeaux Premium presents this opportunity to take over a human-scale wine estate located in one of the prestigious appellations of the Libournais, Lalande de Pomerol, with a vineyard fully planted (no missing vines) and managed under HVE3 certification. The property lies on the higher part of the area, on gravel/pebble and sandy-clay soils. Ideal as a first installation.

Appellation: AOC Lalande de Pomerol
Total surface area: 4 ha 44 a 31 ca, 8,470 m² of land

Grape varieties: Red: 85% Merlot, 15% Cabernet Sauvignon

Planting density: 5,500 vines/hectare

Terroir: Clay-limestone and gravelly soils

Buildings: Winemaking cellar, barrel cellar, storage cellars and tasting area. Agricultural building. Washing stations. Temperature-controlled tanks.
Concrete and stainless-steel vat room.

Equipment: Complete

Sales/Marketing:
Private customer price €13 incl. VAT for barrel-aged wine, €10 incl. VAT
Bulk sales between €4,200 and €4,500 per barrel (TX) via "négociants".
1 registered Château name.

Staff: Service provider / contracted services

Residence: Single-story dwelling of 173 m², 4 bedrooms + 1 office

Legal structure: Individually owned (sole ownership).
Consommation conventionnelle : 244 kWh ep/m².an (Classe D)
Estimation des émissions : 19 kg eqCO2/m².an (Classe C)
Estimation des coûts annuels : entre 2 300 € et 3 180 € par an, prix moyens des énergies indexés sur les années 2021, 2022, 2023
Prix net vendeur 1.500.000€
Honoraires agence 5%; 75.000€ à la charge de l'acquéreur.
Prix honoraires agence inclus 1.575.000€

Pour plus d'information, contact : Katrina Hammond +33788377780
Agent commercial indépendant RSAC 413 116 070/ RCP RCACO-25-031445

Retrouvez tous nos biens sur le site IMMOBA.fr
Consultez les risques liés à cette propriété sur : www.georisques.gouv.fr

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Vineyard estate	Area:	173.0 m²	Number of rooms:	6 rooms
Number of bedrooms:	5 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): D 244

Greenhouse gas emissions (GHG) index: C 19

13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













13 cours Tournon
France, 33000, Bordeaux

PHONE : +33557340139
immoba@coldwellbanker.fr