



## House Six-bedroom (7+1)

Ask for price

637 m<sup>2</sup>, Bordeaux, Nouvelle-Aquitaine, Garonne







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Plot	5 000 m <sup>2</sup>
Parking	-
Cellar	-
PENB	G
Reference number	27482

**Vineyard estate in France – live a dream life in this private Bordeaux estate, complete with guest accommodation, a swimming pool and a tennis court, all set in a mature manicured garden adjacent to the grapevines. The renovated, gorgeously-maintained 3-4 bedroom home, built between 1800 and 1805, sits on a private elevated location with perfect views over its vines and the rolling valleys. Attention to detail and a well thought out floor plan provide for a luxurious and comfortable high standard family home.**

The spacious master bedroom with ensuite bathroom facilities and a walk-in closet boasts an adjacent study. The other two bedrooms share a large bathroom. The estate is on the edge of a valley by the Garonne River beside a former monastery, on the **Camino de Santiago** pilgrimage route. The estate has 5 hectares of **vines** as well as one hectare which could be planted, if one acquired the rights. The vines are planted on well drained south-facing slopes in an area with many underground water springs which help to maintain the foliage in the hot and dry months. The oldest vines date back to 1998 and the most recent were planted in 2011. They are 90% Merlot and 10% Cabernet Sauvignon.

The wine is made by a well-known oenologist who lives locally and can easily oversee the winemaking. The elegant, well-balanced wines produced at this **winery** (newly built in 2005) with their silky tannins deriving from the exceptional terroir are widely respected and are present on the lists of many top Michelin Star restaurants and luxury hotels.

Just 20 Kilometers from Bordeaux city, with its international airport and TGV station.

