

# PONCET & PONCET

*L'Immobilier d'Exception*

FRANCE

MAGNIFICENT 25 HA WINE-GROWING PROPERTY WITH AOP CAHORS VINES, WITH MANOR HOUSE AND BUILDINGS



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MAGNIFICENT 25 HA WINE-GROWING PROPERTY WITH AOP CAHORS  
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**SITUATION** : 30 minutes west of Cahors, in the countryside but 5 km from a town with all amenities, 1h from the TGV train station of Agen, 1h45 from Toulouse airport. Some of the land borders the river Lot.

**DESCRIPTION** : Complete winegrowing estate of 25 ha, with most of the land around the buildings. A group of buildings including a pretty stone Manor House, a guest house, a technical room, a very large wine cellar, a building with garages for the winemaking and growing equipment.

**The MANOR**: This charming stone building is set in wooded surroundings. It is in the process of being completely renovated. It comprises several buildings totalling around 400 m<sup>2</sup>. It has 3 levels, with space for a lift to service them. There are 6 bedrooms in all, one of which is on one level. A list of works to be carried out will be provided on request. Underfloor heating is planned and reserved.

**Ground floor**: Beautiful, bright rooms, a large lounge with fireplace and access to the terrace, a kitchen area of more than 30m<sup>2</sup> (a cellar has been created by the current owner). Large dining room with fireplace. One bedroom with en suite shower room.

**1st floor**: The 5 other bedrooms, each with its own shower room, and a study.

**2nd floor**: Under the attic, still to be converted, already insulated.

**The GUEST HOUSE** : It has been completely restored and is habitable as is. A large living room with fireplace, a bedroom and bathroom.

**SWIMMING POOL**: The hole has been dug and built, and the filtration system has to be installed. It measures 15 x 5.

**OPERATING BUILDINGS**: These include a large 911 m<sup>2</sup> stone cellar. This is a highly functional cellar with a full range of winemaking equipment, including 5,500 hl of stainless steel vats and high-quality equipment. An adjoining building of around 300 m<sup>2</sup> is used as a garage for storing growing equipment and workshops, an office and a small flat.

**VINES and LAND**: These can be irrigated if required, thanks to an ASA network that draws water from the Lot. 25 ha in 2 blocks, including 15 ha of AOP Cahors classified vines on the 3rd and 4th terraces. They are entirely on wire and are classified HVE3.

The 10 ha of land can be cultivated and irrigated thanks to 2 ASA hydrants.

**VINEYARDS**: The vines are vinified on site, and the wine is sold to an external company. There are 2 very attractive brands registered with INPI that produce bottled wines, which are included in the sale. The bottles are sold by this external company, and it will be possible to continue in this way, or to set up a partnership to sell the wines yourself.

**NOTES**: There is mains water. Effluent from the winery goes to a private treatment plant. Wine stocks and crop advances are extra.

**WHAT WE THINK**: This complex of buildings could be developed into a quality wine tourism centre. The large cellar means that many vines can be vinified. The location is calm, bucolic and green, making it a very pleasant place to live!

Prix : 3 205 000 € FAI

Réf. 1862/1863/1882 PP.



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