

French Properties Direct

Buy or sell a French property. No estate agency fees to pay...



Uninterrupted, panoramic, rural views

Parkland with mature ornamental trees

Approximately 40 ha of contiguous vines

A setting to fall in love with

House and outbuildings in dressed stone



Eauze, Gers
Ref 10817

€2 200 000

In the undulating Tenareze countryside, this beautiful 57ha wine estate is being discreetly marketed for sale as a going concern or as an opportunity to develop the property for wider use.

At the heart of the property is its 51 hectare vineyard with vines from respected cepages. The youngest vines were planted in 2016. White grapes, essentially those that are aromatic and improve with age (for example, colombard, sauvignon and gros manseng), make up 70% of the surface area. These varieties are typical of the "côtes de Gascogne" white wines; they are what it is famous for. 10.70 hectares are planted with ugni blanc, an emblematic grape of Armagnac. The 14 ha of red grapes, which include a high proportion of shiraz, are of high quality due to the exceptional soil, allowing you to produce quality red and rosé wines. The winery buildings include the chai and its 12 x 500 hl tanks as well as various spacious storage areas for materials, machinery and, of course, the finished product. There is also a workshop.

The house is in a dominant position on the site and includes an iconic 12th-century stone watch tower which was restored in the 1980s. The house is on 3 levels. On the ground floor is the office. There is a living room with open-plan kitchen on the first floor along with 3 bedrooms and a bathroom on the 2nd floor. The chai, house and the hanger attached to the house are in dressed stone, with some stone outbuildings and an old windmill overlooking the vineyards which need to be renovated. Externally, apart from the parcels of vines, there is an area of well planted park adjacent to the house and several other green spaces throughout the property with flower beds, conifers and fruit trees.

The property has all the unique features required to develop the vineyard or create a bustling business, perhaps connected with oénotourism, which has added value. There are numerous development possibilities making this charming property ideal for an investor wishing to make quality wine on a beautiful estate.

Limited information is provided at this stage due to the confidential nature of the sale. If you would like more details please get in touch with us.

ADDITIONAL INFORMATION

Gas central heating

Septic tank drainage

Total land area = 570000m2

The recent taxe fonciere bill was below 1000€

ABOUT THE AREA

Côtes de Gascogne is a wine growing region principally within the Gers department of southern France. The most popular wines are white. The area has three wine regions and this vineyard is within the Tenareze region, where the soil is predominantly alkaline clay and the wines are powerfully aromatic.

The town of Eauze is in northern Gers, close to Lot et Garonne and the Landes departments. Nearby towns include Nogaro, with its motor racing circuit, Vic Fezensac, a popular market town and Condom, a popular tourist destination. Toulouse with its international airport is approximately 2 hours' drive away.



To enquire about this property please contact info@frenchpropertiesdirect.com

www.frenchpropertiesdirect.com

These details do not form part of any contract and all measurements are approximate.