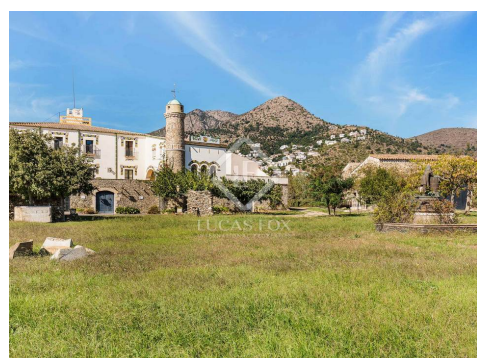


€3,000,000 Vineyard - For sale

Spectacular vineyard estate for sale in Alt Empordà, Girona

Spain » Girona » Alt Empordà » 17480

10	7	2,361m²	182,578m²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

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OVERVIEW

A magnificent fully operational wine estate located just a few kilometres from the nearest beaches of the Costa Brava and boasting sea views across the beautiful bay of Roses.

Situated on 18.3ha of private land, including vineyards and olive groves, the property is located between the Empordà plain and the Albera mountains, where the Pyrenees meets the Mediterranean Sea.

This historic property dates back to 1679 and was the first recorded farming estate in the area, making the manor house of significant historical importance in the region.

The estate currently produces white, red and rosé wines. The vineyards were planted between 1987 - 1994 and the varieties of grape and the wine is produced by a local winery.

All the estate's land is located within the boundaries of the Empordà Denomination and all the wines produced are also protected by this appellation. The olive trees are 50 years old, on average, and all are of the local Argudell variety. The oil is produced in an external press.

The main house on the plot is a 3-storey fortified masía. The ground floor - previously the cellar, olive press and stables - currently houses a Wine Museum. The upper floors contain the family and staff's living quarters.

The property currently boasts 10 bedrooms, but there is scope to modify the existing distribution and increase the number of rooms to convert the property into a boutique hotel or large private wine estate. The building has been very well maintained, but investment in general updating and renovation is required.

The property boasts 500 m² of annex buildings adjacent to the main property, which could be converted into additional accommodation or wine making facilities.

This is the ideal estate for an investor looking to establish a wine and/or tourism related business. There is excellent potential to convert the property into a boutique wine hotel and the location is ideal, being just a few minutes from the coast in an area attracting large numbers of national and international tourists.



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Sea views, Mountain views, Terrace, Swimming Pool, Garden, Private garage, Vineyards, Period features, Period Building, High ceilings, Parking, Well, Views, Storage room, Fireplace, Built-in wardrobes, Balcony

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