

Price on request House / Villa - For sale - Exclusive listing

## Rural estate with 20ha of operating vineyards for sale in Tarragona

Spain » Costa Dorada » 43820

<b>19</b>	<b>4</b>	<b>1,463m<sup>2</sup></b>	<b>240,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

+34 930 186 738 • vilanova@lucasfox.es • lucasfox.com • Rambla de la Pau, 56, Vilanova i la Geltrú, Spain

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### OVERVIEW

**Excellent estate with 20 hectares of vineyards in operation with production on site, eighteenth century mansion with pool and other buildings with stunning views of the vineyards, for sale in the Baix Penedès.**

The Heretat Sabartès estate was built in the middle of the 18th century and is located in the centre of Baix Penedès, very close to the towns of Banyeres del Penedès and Llorenç del Penedès. It is very well connected by road, just 30 minutes by car from Tarragona, 35 minutes from Reus airport and 40 minutes from Barcelona and its airport.

The estate consists of several buildings including the masoveros houses and warehouses, as well as the main building surrounded by walls with cylindrical towers, which hark back to the style of the era. There are 20 hectares of cultivated land, where vineyards predominate with the cultivation of Chardonnay, Muscat, Riesling and Sauvignon Blanc grape varieties, producing cava and wines under the Cava and Penedès designation of origin. The entire vineyard is ecological and also has a natural water mine with a 640 cubic metre accumulation tank which serves as an automatic irrigation system. In addition, with the current capacity, the yield of the crop in the last 3 years has been 9,500 kg / ha and the average of bottles produced annually is 150,000 ud / year.

The main building corresponds to the eighteenth century mansion and has a built area of 1,462.88 m<sup>2</sup> distributed over 3 floors, consisting of 19 rooms, a loft, storage room and a porch in the middle of an neat garden with a swimming pool. The square tower with hipped roof and a small chapel as an annex to the building is particularly noteworthy.

Among the other buildings we have the old bathing sheds: 3 unique architectural pieces surrounded by extensive gardens with palm groves and a small pond. We also have a building of 400 m<sup>2</sup> for celebrations, plus a warehouse and a service area, currently used for all kinds of celebrations. In addition, there is a warehouse of 571.26 m<sup>2</sup> also used for a variety of celebrations. Finally, there is a secondary house of 82.5 m<sup>2</sup> with an attached garage, a house for the masovero measuring 98.69 m<sup>2</sup> with an attached garage, 2 warehouses of 173.36 m<sup>2</sup> each, an irrigation shed and another garage.



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Terrace, Swimming Pool, Garden, Vineyards,  
Parking

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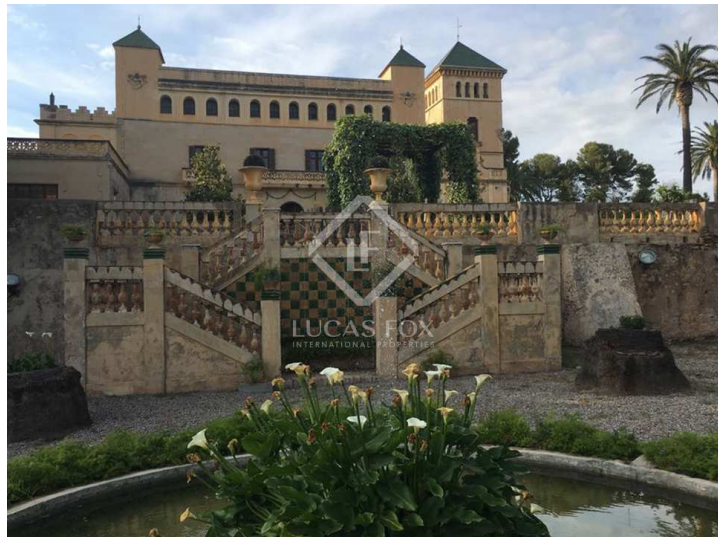
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The estate is ideal for anyone seeking a property of historical interest with the intention of producing and marketing their own wine and cava. It is also a great opportunity for investors who want to create a hotel or events venue. Contact us for more information or to arrange a viewing.



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