



# LUXIMOS

# CHRISTIE'S

INTERNATIONAL REAL ESTATE



## WINE ESTATE FOR SALE IN THE DEMARCATED REGION, DOURO VALLEY, PORTUGAL

**Ref. LS05290**

**€ 2 500 000**

Fantastic farm in the Alto Douro Wine Region, Douro Valley, located in Mesão Frio, bordering the historic center of this beautiful town whose centuries-old history is one of the greatest testimonies of the oldest demarcated wine region in the world and a world heritage site. Its entire surface area, of around 18 hectares, is fabulously framed by the unique landscape, and from any point on the estate you can see a huge stretch of the River Douro, its valley and the vineyard-filled slopes that surround it. It has 12.5 hectares of mechanized vineyards, duly structured, with a well-defined soil occupation where the region's best white and red grape varieties are ideally identified and located, with Malvasia Fina, Viosinho, Rabigato, Gou...

**Plot Area:** 173 197 m<sup>2</sup> | 1 864 277 sq ft

**Building Area:** 616 m<sup>2</sup> | 6 631 sq ft

**Deployment Area:** 448 m<sup>2</sup> | 4 822 sq ft

**Energy efficiency:** I