



# LUXIMOS

# CHRISTIE'S

INTERNATIONAL REAL ESTATE



## EXCELLENT WINERY FOR SALE IN THE DOURO VALLEY, PORTUGAL

Ref. **LS05673**

€ 1 750 000

Located in the Upper Douro, a subregion of the Douro Demarcated Region, this beautiful property spans 25 hectares and features an excellent 10-hectare DOC Douro vineyard, fully developed and mechanized, producing top-quality grapes from the region's most renowned red and white grape varieties for the production of DOC wines and Port. It also features a beautiful 3.5-hectare almond grove, a 2.5-hectare olive grove, as well as fertile vegetable gardens and orchards with various fruit trees. The estate features a support warehouse where all farm implements, tractors, and other vehicles, as well as various materials, are stored, along with space for administrative support and rest. It boasts a prime location with excellent access...

<b>Plot Area:</b>	25 666 m <sup>2</sup>   276 267 sq ft	<b>Deployment Area:</b>	499 m <sup>2</sup>   5 367 sq ft
<b>Building Area:</b>	1 047 m <sup>2</sup>   11 274 sq ft	<b>Bedrooms:</b>	8
<b>Garage:</b>	4	<b>Energy efficiency:</b>	C