

BARNES

INTERNATIONAL REALTY | CÔTE BASQUE

”

ESTATE WITH VINEYARD IN LA RIOJA



SELLING PRICE : €3,725,000

EMAIL : DONOSTIA@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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64200 Biarritz



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donostia@barnes-international.com

23, Boulevard Victor Hugo
64500 Saint-Jean-de-Luz

278, Avenue du Touring Club
40150 Hossegor

Camino Kalea, 1
20004 San Sebastián

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DESCRIPTION

A Unique Property in the Heart of Rioja Alavesa, Near the Famous Wine City of Haro.

This extraordinary estate spans 12 hectares, surrounded by endless vineyards and offering breathtaking views of the mountains.

The main building, a magnificent 900m² villa spread over four levels, combines elegance and functionality. An additional annex of 140m² serves as staff accommodation, and a barbecue area completes this exceptional property.

Ideally located atop a hill, the property offers panoramic views of the surrounding vineyards. The vineyards, primarily planted with Tempranillo, the emblematic grape variety of La Rioja, ensure a constant and high-quality wine production.

This property also includes an ambitious project for a winery with accommodation. Significant excavation work has already been done, ready to be transformed into a modern and functional winery. The planned hotel will offer a perfect blend of luxury and wine culture, allowing guests to fully immerse themselves in the Rioja experience without leaving the complex.

La Rioja, a region rich in history and globally recognized for its exceptional wines, is the center of Spanish wine culture. Located in northern Spain, it enjoys an ideal climate and soil for vine cultivation since Roman times.

This property offers a rare opportunity due to its privileged location, impressive vineyards, and unlimited potential in a region celebrated for its wine production.

FEATURES

Type de bien:	House	Surface:	1049.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	-
NB de chambres:	5 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : ? Not specified

Indice d'émission de gaz à effet de serre (GES) : ? kg CO₂/m².an

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