

Vineyard and land of Chateau

	#/Ha	€/Ha	Buyer valuation	Seller Price
AOC Cotes de Bordeaux	9	50 000	270 000	450 000
AOC Bordeaux (Superieur)	29	30 000	725 000	870 000
Parc	2	10 000	-	20 000
Wood and Prairies etc	18	5 000	54 000	90 000
Fermeage Cotes de Bordeaux	12	5 000	-	60 000
total	70			

Average Top in AOC region >€50k/ha

farming value+sales leverage

Vineyards
1 490 000 €
12%

Buildings of Chateau

	approximate sizes	Euro/m2		
Main Chateau House and pool	760,00	2 700	1 900 000	2 052 000
Cave	37,00	2 700	-	99 900
Cottage in St Vincent and land				150 000
Chambre 13	24,00	2 500	48 000	60 000
Chambre 12	25,00	2 500	50 000	62 500
Chambre 11	34,75	2 500	69 500	86 875
Chambre 10	20,25	2 500	40 500	50 625

normal Chateau range is between 1000 and 3000

Not sure if there is a cave - shown on plans

A house and some vacant building land

Residential
Buildings
2 561 900,00 €
20%

Outbuildings

Shop and chai barriques	350,00	1 500	630 000	525 000
Banquet room	158,00	2 000	284 400	316 000
Garage	45,36	2 000	81 648	90 720
Chai Barrique	264,00	1 250	475 200	330 000
Chai Cuverie	500,00	1 250	900 000	625 000
Main hangar	1800,00	900	1 440 000	1 620 000
Chai Stockage	600,00	1 250	300 000	750 000
Distribution and container loading	220,00	600	110 000	132 000
Gornac hangar	100,00	200	20 000	20 000
office at entrance	100	1 000	10 000	100 000

replacement value €2,000/m2

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new roof and insulation - new concrete floor

Commercial
Buildings
4 408 720 €
35%

Operational Equipment - Agricultural

			288 800	288 800
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Accounts value €

Wine making equipment

			600 000	1 107 636
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See sheet "Equipment"

Estimate of stock value

			1 000 000	1 000 000
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At cost balance sheet value 800k

Businesses

			750 000	750 000
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Turnover 2.5m profit 300k

Negociant Company SARL Chateau de France

			-	500 000
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Sales of 2 million bottles per year + 3 staff

Marques approx 100 used (20 registered)

			-	500 000
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estimate of commercial value

Equipment
1 396 436 €
11%

Fond de Commerce
2 750 000 €
22%

Asset Valuation

12 707 056 €

Market Value (incl stock and furniture)

10 047 048 12 707 056 €

12 607 056,00 €