

24 ha Certified Organic Orchard Estate with Residence & Professional Facilities



INFORMATION

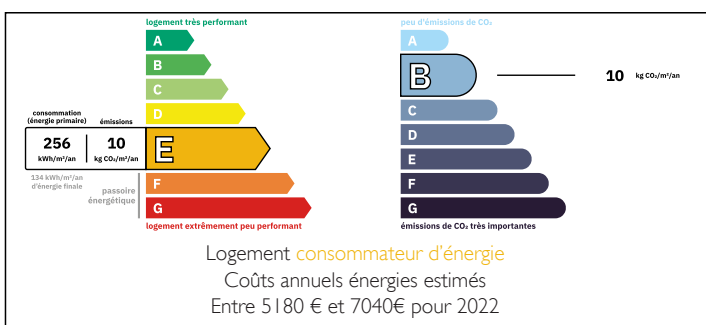
Ville:	Saint-Léonard-de-Noblat
Département:	Haute-Vienne
Ch:	6
SdB:	2
Surface:	223 m2
Terrain:	240000 m2



RÉSUMÉ

A rare opportunity to acquire a fully operational certified organic orchard estate developed over more than 30 years. Set across approximately 24 hectares on two nearby sites, this established business combines productive apple and pear orchards with around 1,150 m² of agricultural buildings, three cold storage rooms, irrigation and frost protection systems, professional machinery, a farm shop and a spacious owner's residence enjoying beautiful countryside views. The house offers generous family accommodation and presents an excellent opportunity for modernisation, allowing new owners to create a home to their own taste while continuing an established organic farming business. Whether you are an experienced grower or looking to begin a new life in rural France with an established enterprise, this exceptional property offers a unique combination of business, lifestyle and future potential.

DPE



NB. Les prix cités font référence à des transactions en euros. Les fluctuations des taux de change ne sont pas de la responsabilité de l'agence ou de ceux qui la représentent. L'agence et ses représentants ne sont pas autorisés à faire ou donner des garanties relatives à la propriété. Ces indications ne font pas partie d'une offre ou d'un contrat et ne doivent pas être considérées comme des déclarations ou des représentations de faits, mais comme une représentation générale de la propriété. Toutes les superficies, les mesures ou les distances sont approximatives. Les textes, photographies et plans sont seulement donnés à titre indicatif et ne sont pas nécessairement complets. Leggett n'a pas testé tous les services, équipements ou installations et ne peut donc pas en garantir les spécificités.

Les informations pour les achats hors-plan sont donnés à titre indicatif seulement. La finition de la propriété peut varier. Les acheteurs sont invités à engager un spécialiste pour vérifier les plans et les spécifications énoncées dans leur contrat d'achat avec le promoteur.



DESCRIPTION

For more than thirty years, the current owners have carefully built and developed a successful certified organic fruit-growing business, creating an exceptional estate where productive orchards, professional agricultural infrastructure and a spacious family home come together in one unique property.

Extending to approximately 24 hectares across two nearby sites, this fully operational enterprise specialises in the production of organic apples and pears and is ready for immediate continuation by its new owners. Decades of continuous investment have created a mature and efficient business, allowing buyers to take over an established operation rather than spending years developing one from the ground up.

The orchards have been professionally managed and carefully maintained to the highest organic standards. Modern irrigation systems, water reservoirs and frost protection infrastructure help ensure reliable production while supporting high-quality fruit cultivation throughout the growing season.

Supporting the business are approximately 1,150 m² of agricultural buildings, including machinery storage, workshops, operational workspaces and three refrigerated cold storage rooms with a combined capacity of approximately 300 tonnes. These facilities provide everything required for efficient harvesting, storage and day-to-day management of the business.

The sale includes an extensive inventory of professional agricultural machinery and specialised equipment, enabling the business to continue immediately without the need for significant additional investment. A detailed inventory is available upon request.

An additional asset is the on-site farm shop, creating excellent opportunities for direct sales and strengthening the commercial potential of the

TAXES LOCALES

Taxe habitation: EUR

NOTES