



InvestorsAlly, Inc.

dba: InvestorsAlly Realty (CA DRE #01523183)

dba: InvestorsAlly Home Loans (NMLS #397242)

2549 Eastbluff Dr., #308, Newport Beach, CA 92660

Tel: 1-888-456-8881 x 888, Direct: 1-949-371-9139, Fax: 1-888-315-3831

<http://InvestorsAllyRealty.com>, info@investorsally.com



Cognac Vineyard (Euro 9,500,000)

Segonzac, Poitou-Charentes Region, West-Central France

The well-known organic farming Cognac vineyard & business is located in the heart of Cognac producing Grande Champagne region of France. The 88.85 hectares of land sits in the Segonzac village with an impressive mansion built in 1850. The business also has wine and spirit stores, 4 stills, self-catering cottage, independent offices and a function room. It is stocked with its own commercial brand "Domaine" of brandies, pineau des Charentes & other local wines. Depending on the sale closing date, the future harvesting belongs to the new owner. The main living quarters has 380 sqm with two levels and an attic. The recently restored 140 sqm former farmhouse is set in 2,000 square meters of enclosed grounds, dating back to 1780, has kept its original character. The wooded 5,000 sqm park has an integrated irrigation infinity-edge pool. The greenhouse and vegetable garden has a 6x13 heating and electric cover system.



The 88.85 HA of land includes 52.35 HA of vineyards in Grande Champagne (Bio certified +5), 32 HA of red vineyards and 4 HA of Ugni white in early plantation, 22.61 HA of cereal lands, 9.39 HA of woods, meadows and moors (part of grounds of horse race of Jarnac) and in Bourg Charente, Mainxe, Bouteville, St Preuil, Graves - St. Amant, Segonzac. The business has authorization for 200 HL of Cognac - 300 HL of wine and 100 HL of semi processed products and other miscellaneous authorizations and agreements for direct selling. The storage capacity is 380 HL in 316 stainless steel tanks. There are 18,000 stock bottles.

