



Chateau Nonchalant Vineyard

1329 Larson Rd, Roseburg, OR 97471



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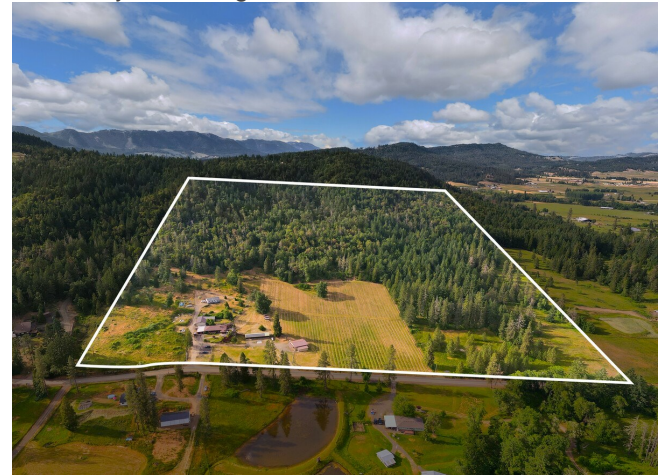
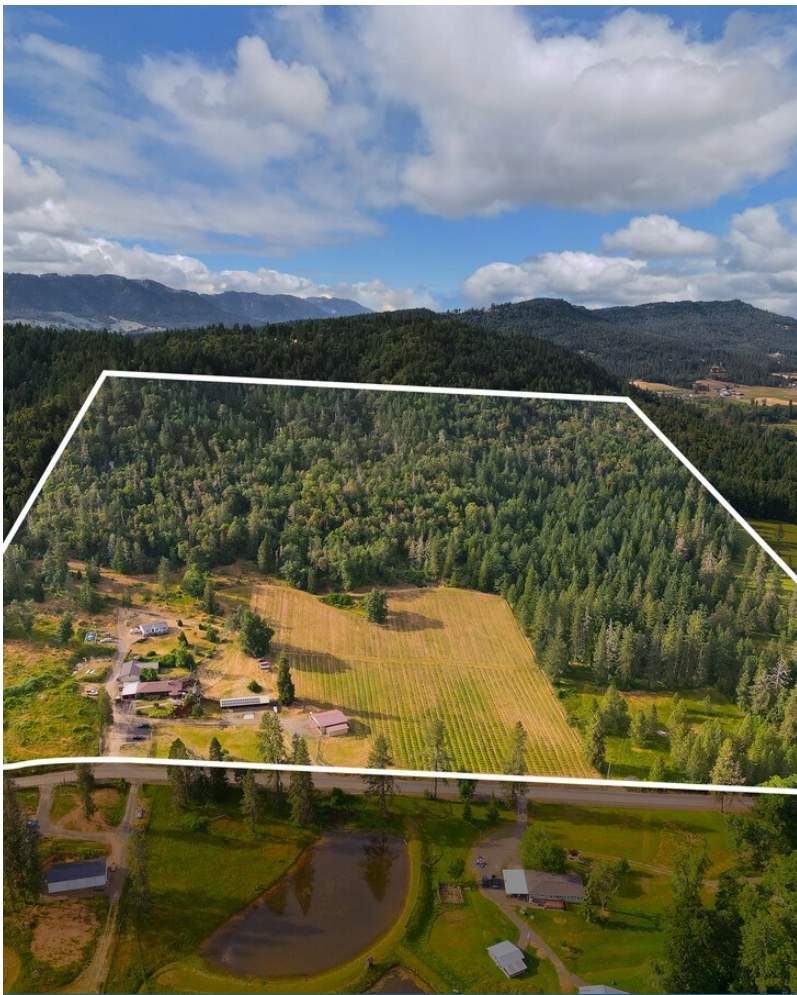
Chateau Nonchalant Vineyard

\$1,398,000

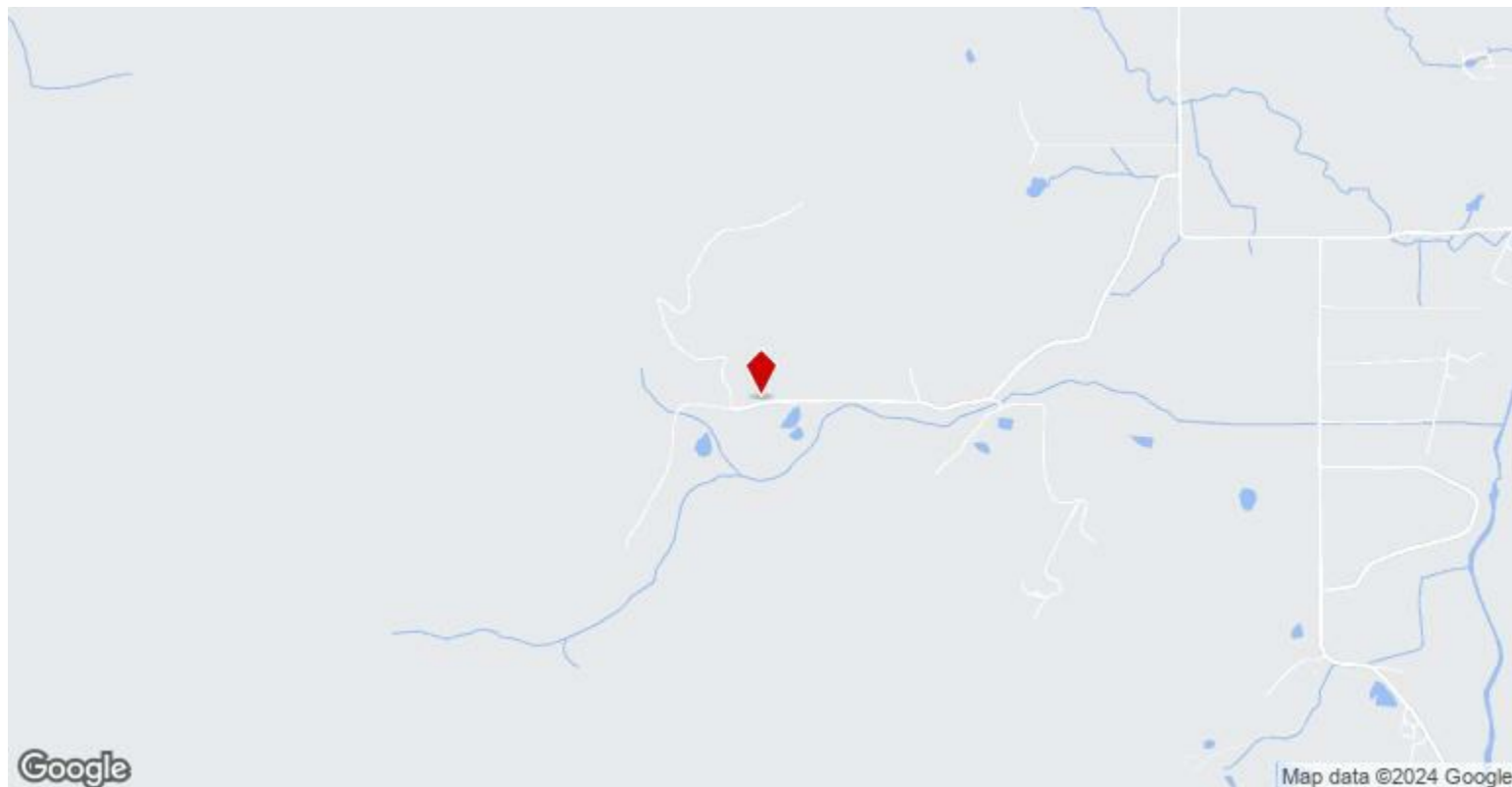
This 48.83-acre vineyard and winery estate in West Roseburg includes a primary residence with 3 bedrooms, 1.5 bathrooms, a sunroom, a formal dining area, and a remodeled bathroom. An additional 3-bed, 2-bath...

WOW! Discover the epitome of wine country living w/ this exceptional winery & vineyard property nestled in this desirable West Roseburg location! Spanning an impressive 48.83 acres, this gorgeous estate would make...

- Property spans 48.83 acres and includes 6.5 acres of cultivated vineyard, producing 9-13 tons of grapes annually, with award-winning wines.
- Estate features a tasting room within the main house, generating 300-500 wine case sales per year, and offers an inviting atmosphere with vaulted
- Includes a primary residence with 3 beds, 1.5 baths, a remodeled bathroom, and additional accommodations for a vineyard manager.



Price:	\$1,398,000
Property Type:	Specialty
Property Subtype:	Winery/Vineyard
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	48.83 AC
Building Size:	8,378 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	1966
Parking Ratio:	0/1,000 SF
Zoning Description:	FF
APN / Parcel ID:	R45864
Walk Score ®:	7 (Car-Dependent)



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This 48.83-acre vineyard and winery estate in West Roseburg includes a primary residence with 3 bedrooms, 1.5 bathrooms, a sunroom, a formal dining area, and a remodeled bathroom. An additional 3-bed, 2-bath manufactured home provides housing for a vineyard manager. The property features a 1,900 square-foot barn, a stable barn with 4 stalls, a tack room, and a feed room. Water resources include public water, a 10 GPM well, a seasonal spring, and a pond. High-speed fiber optic internet is also available.

Property Photos



Property Photos

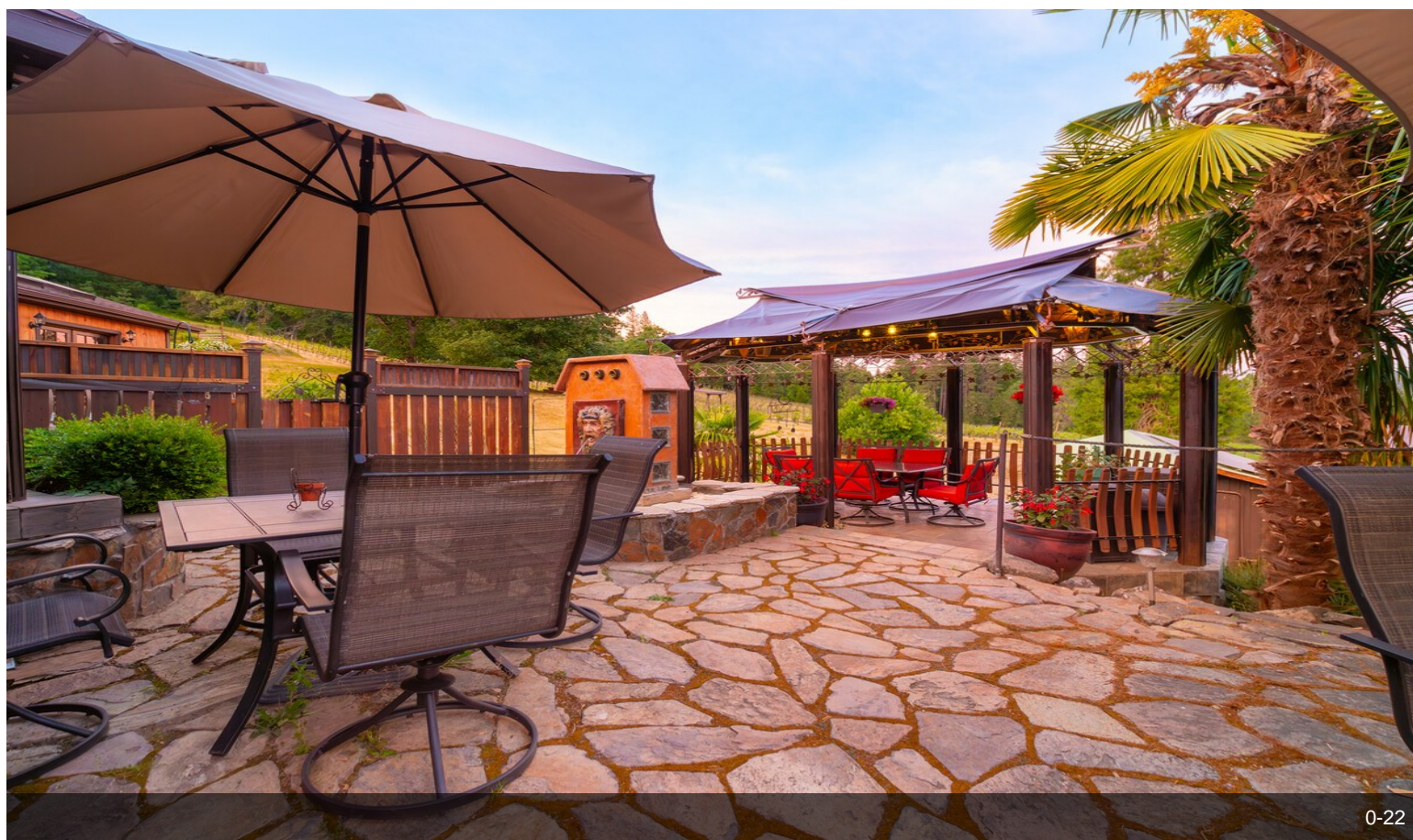


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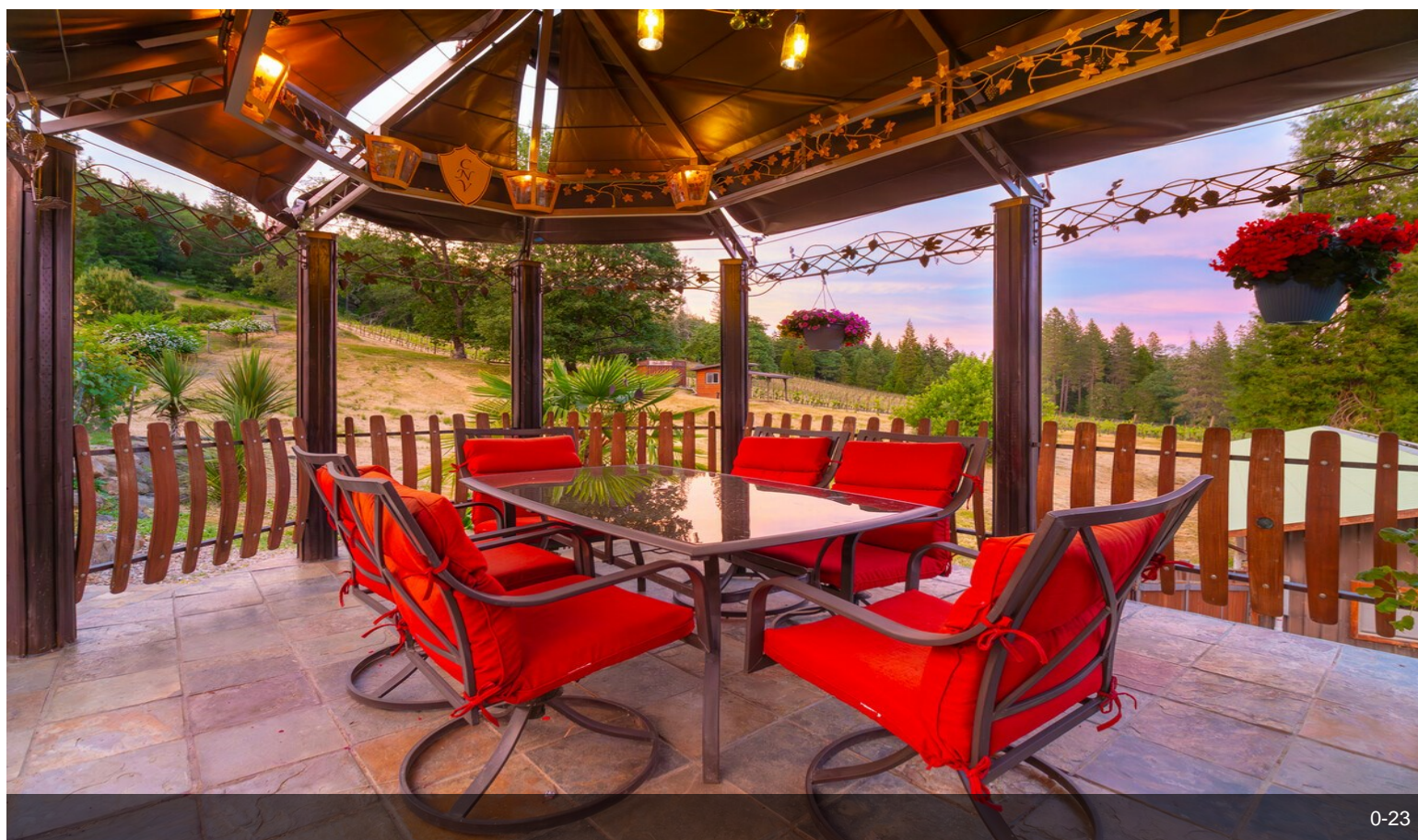


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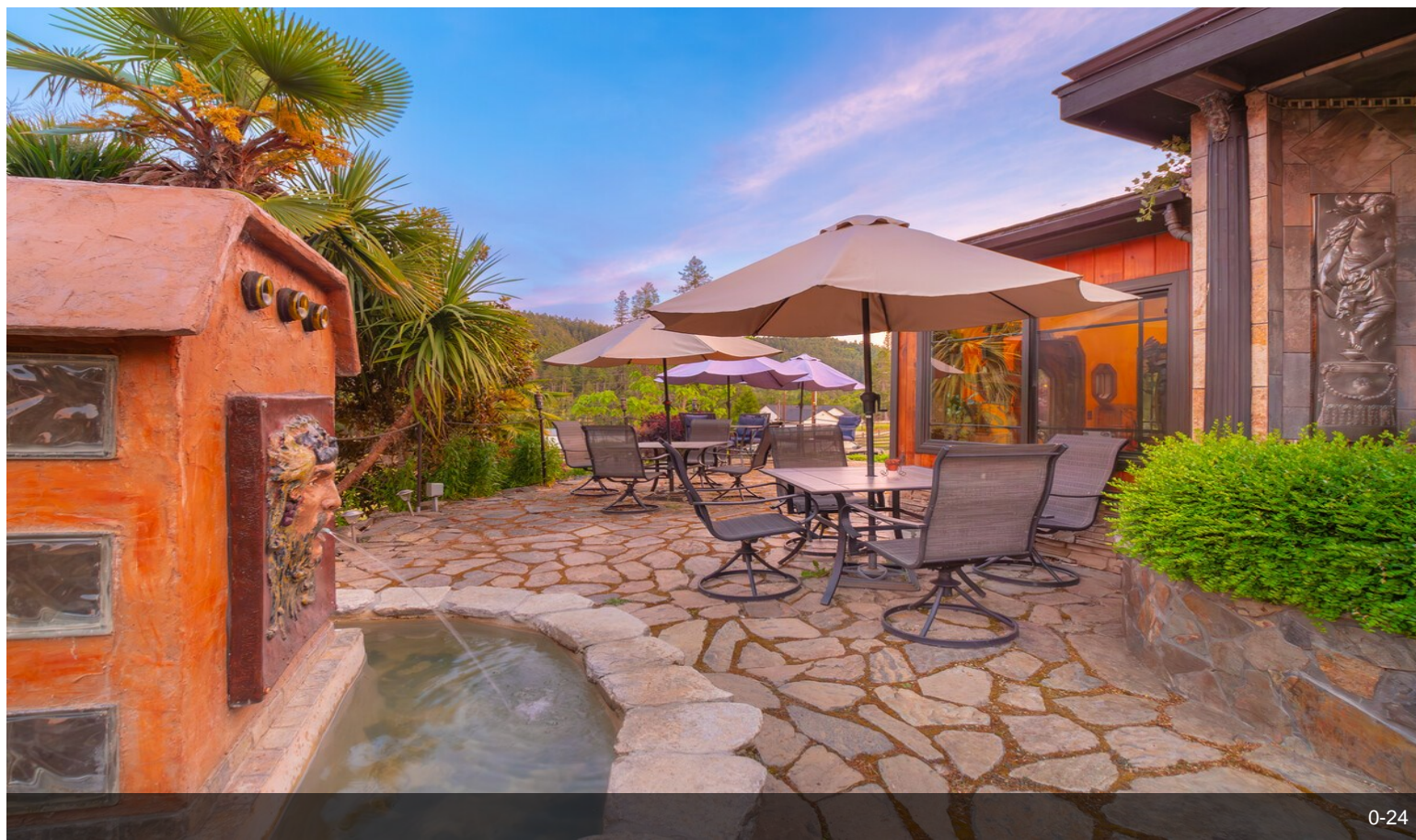


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Property Photos



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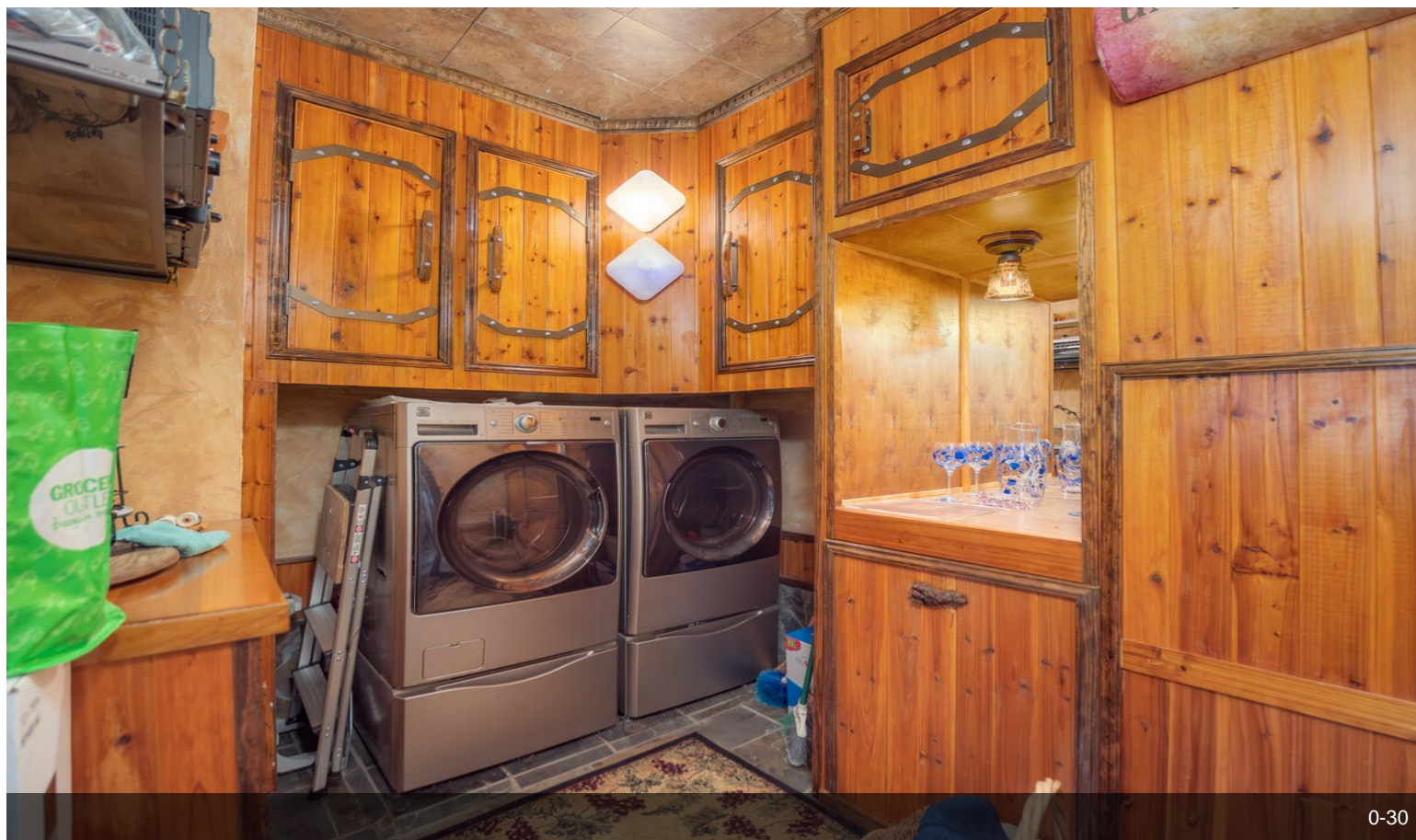


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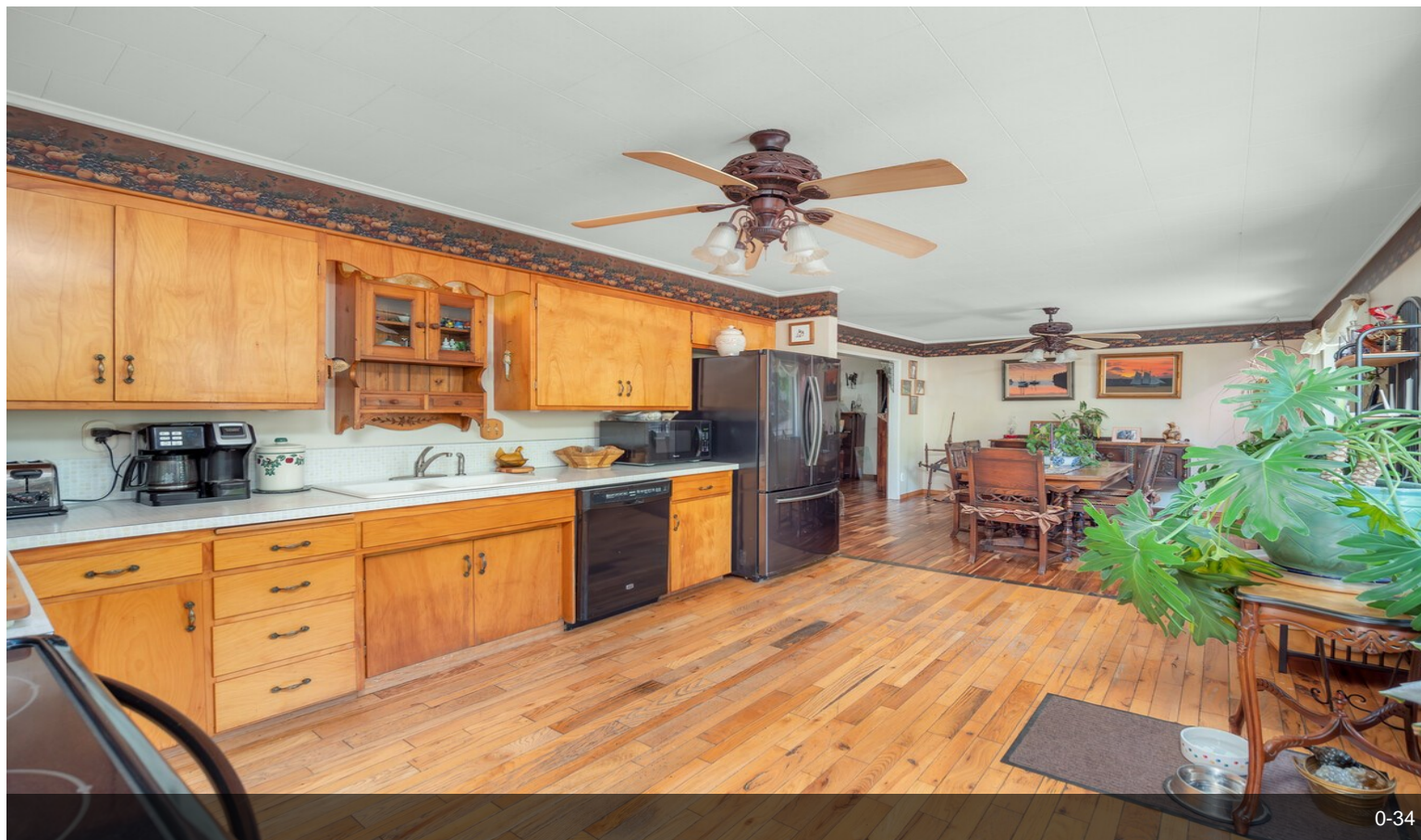


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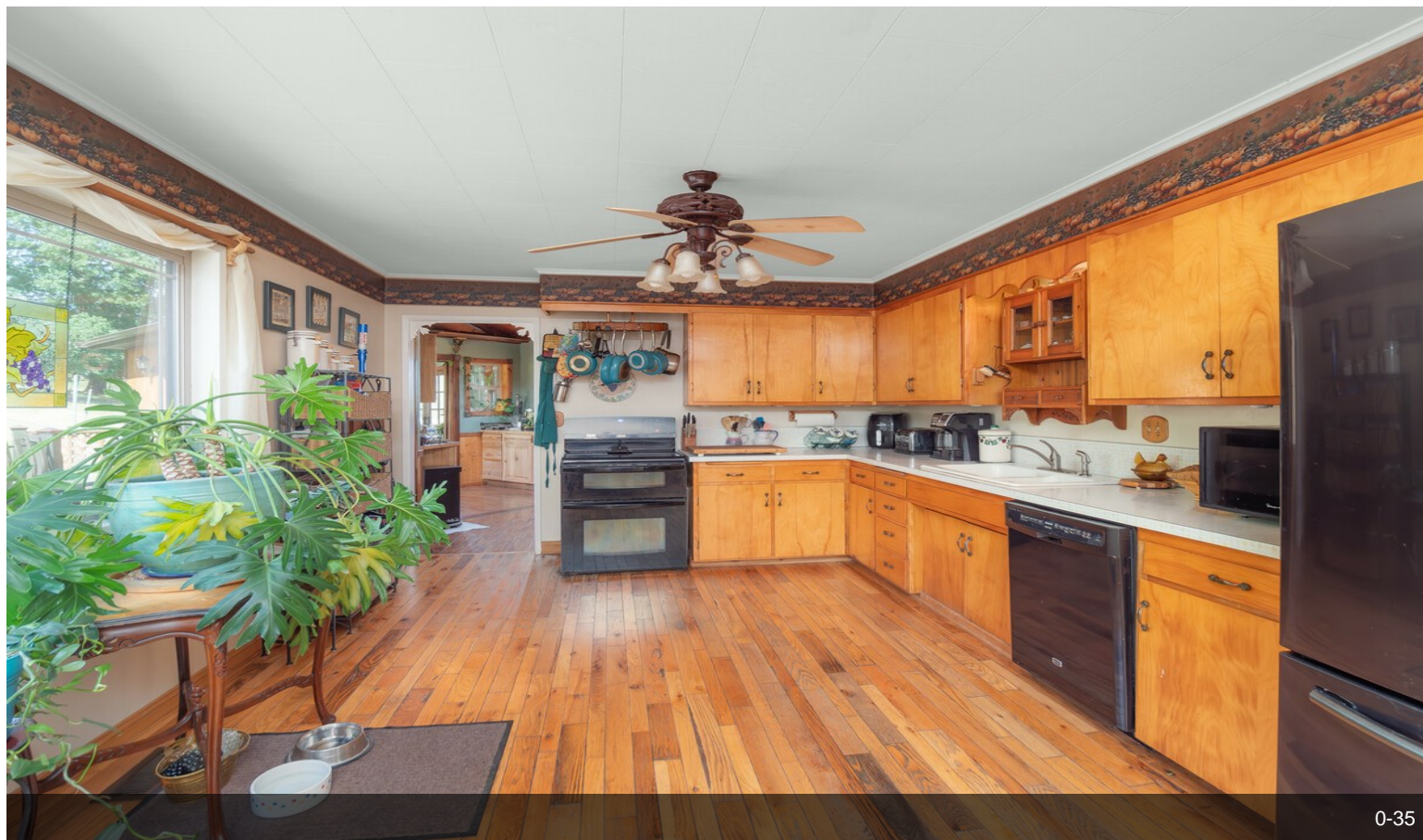


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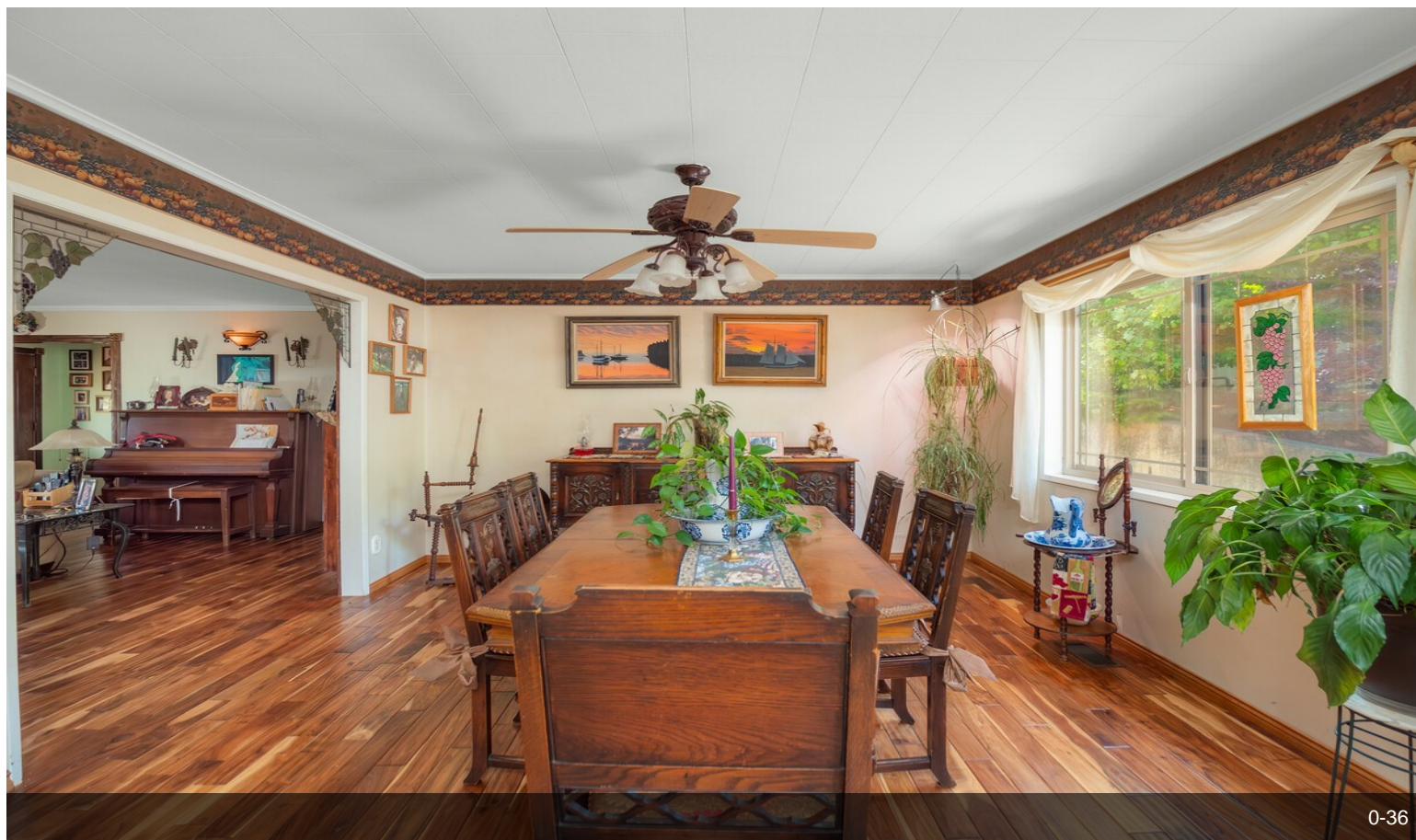


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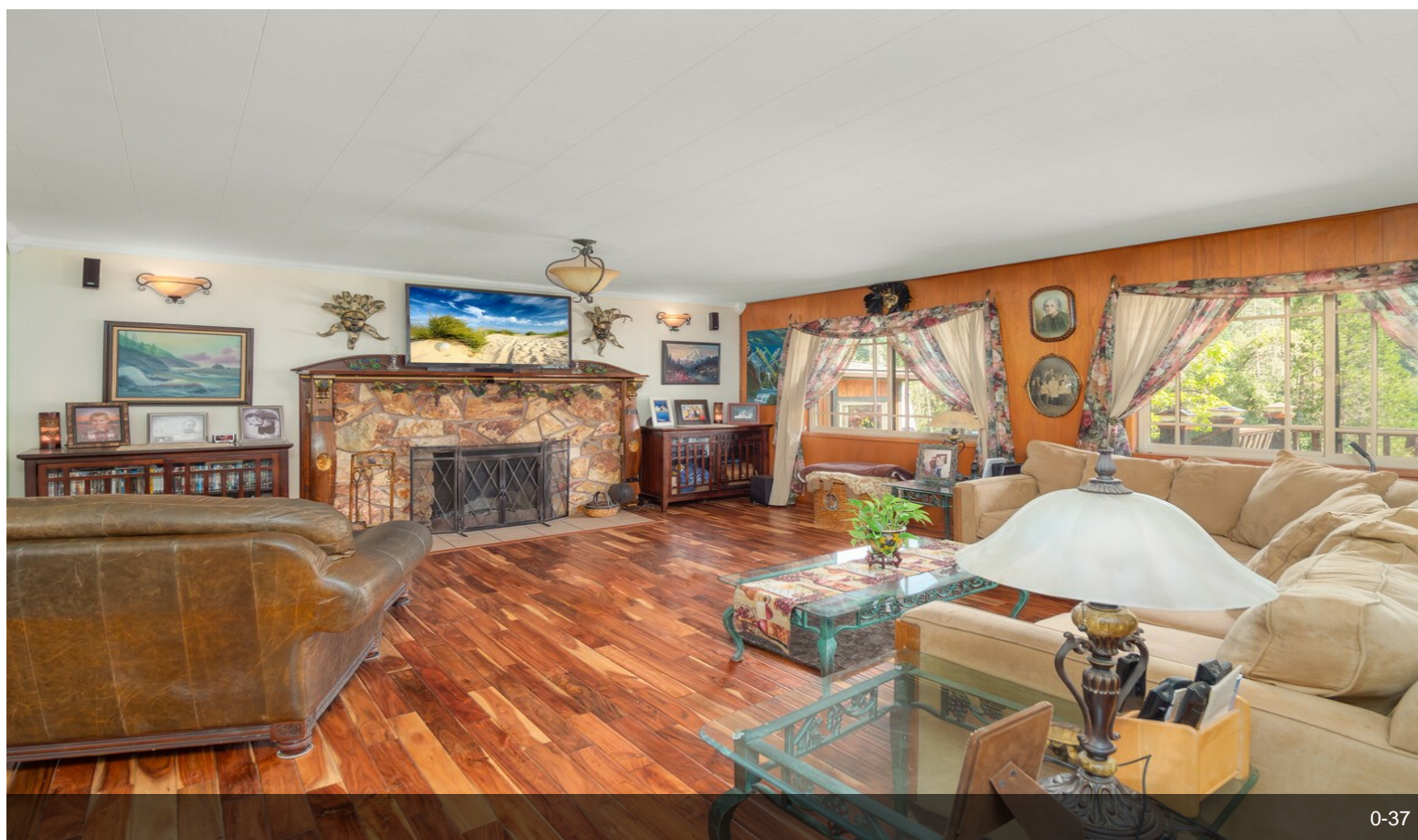


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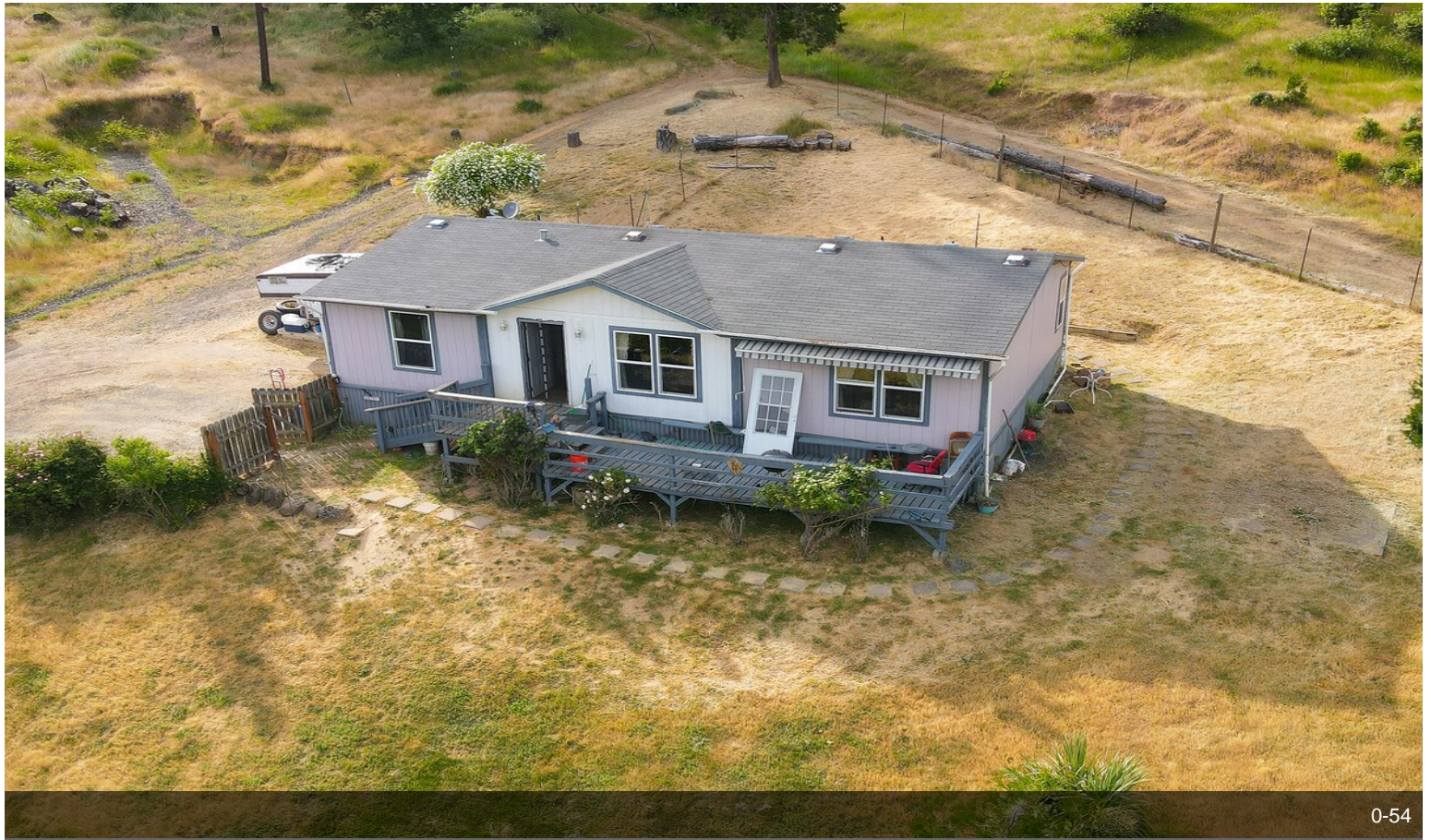


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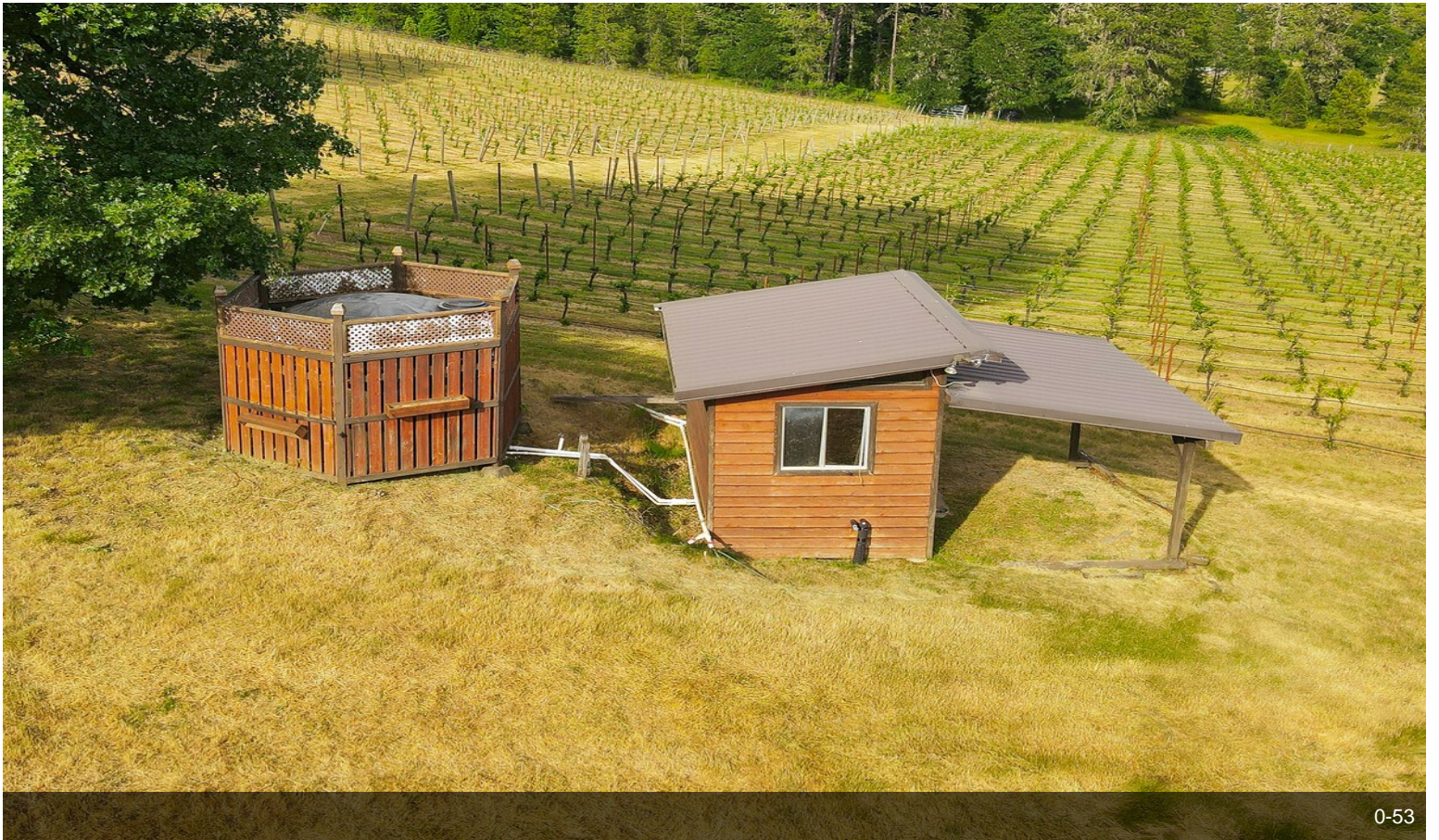


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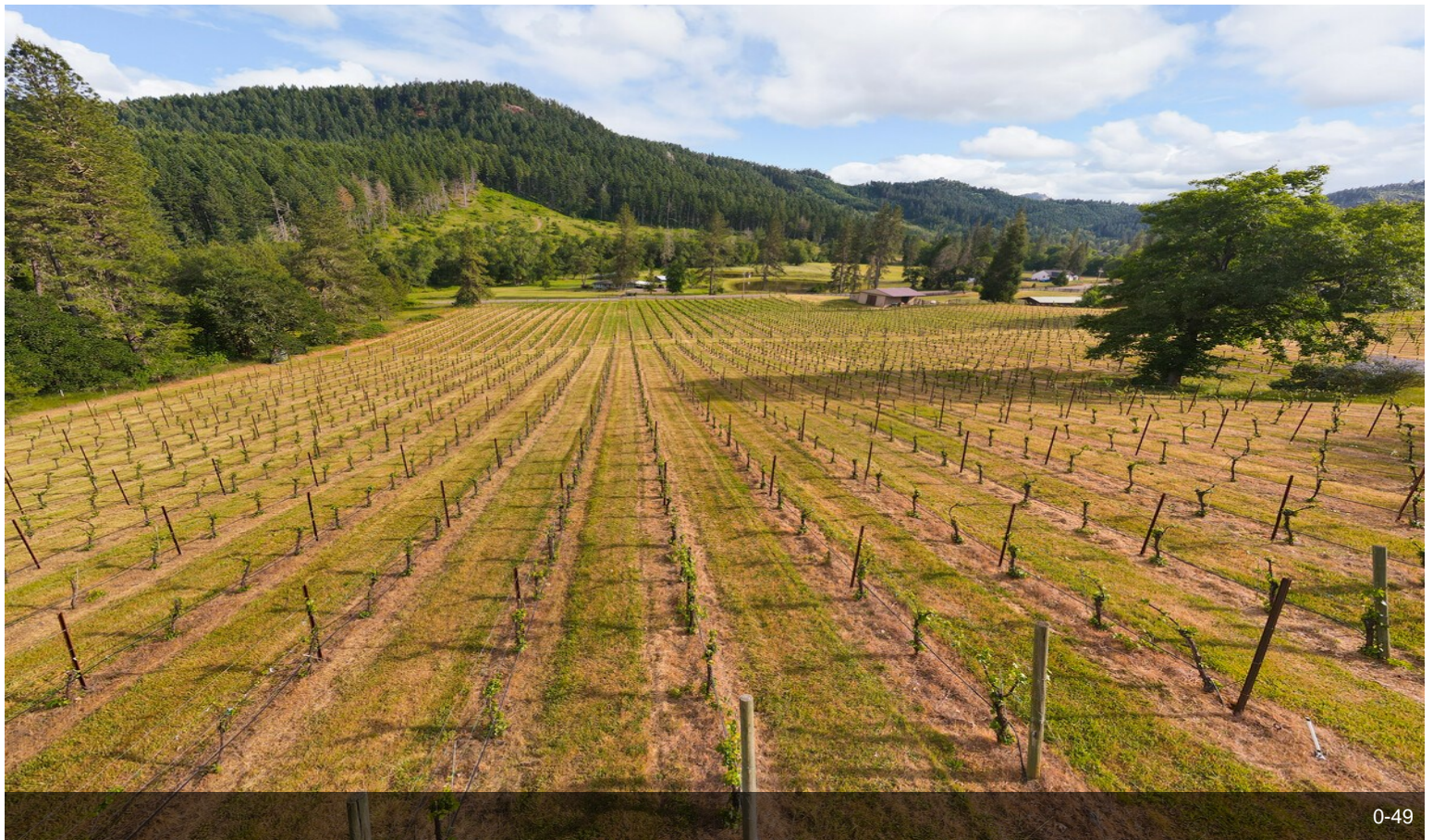


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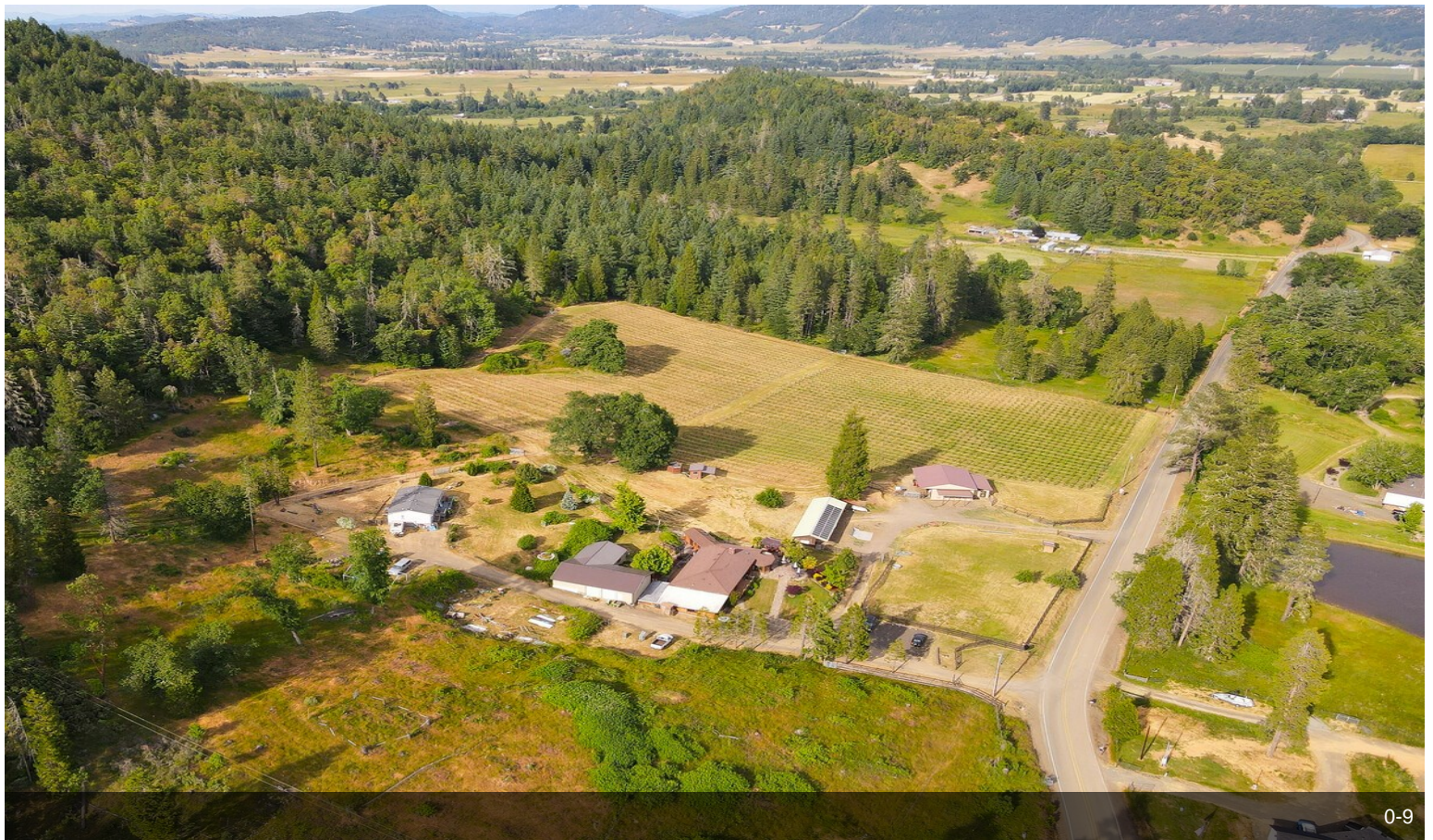


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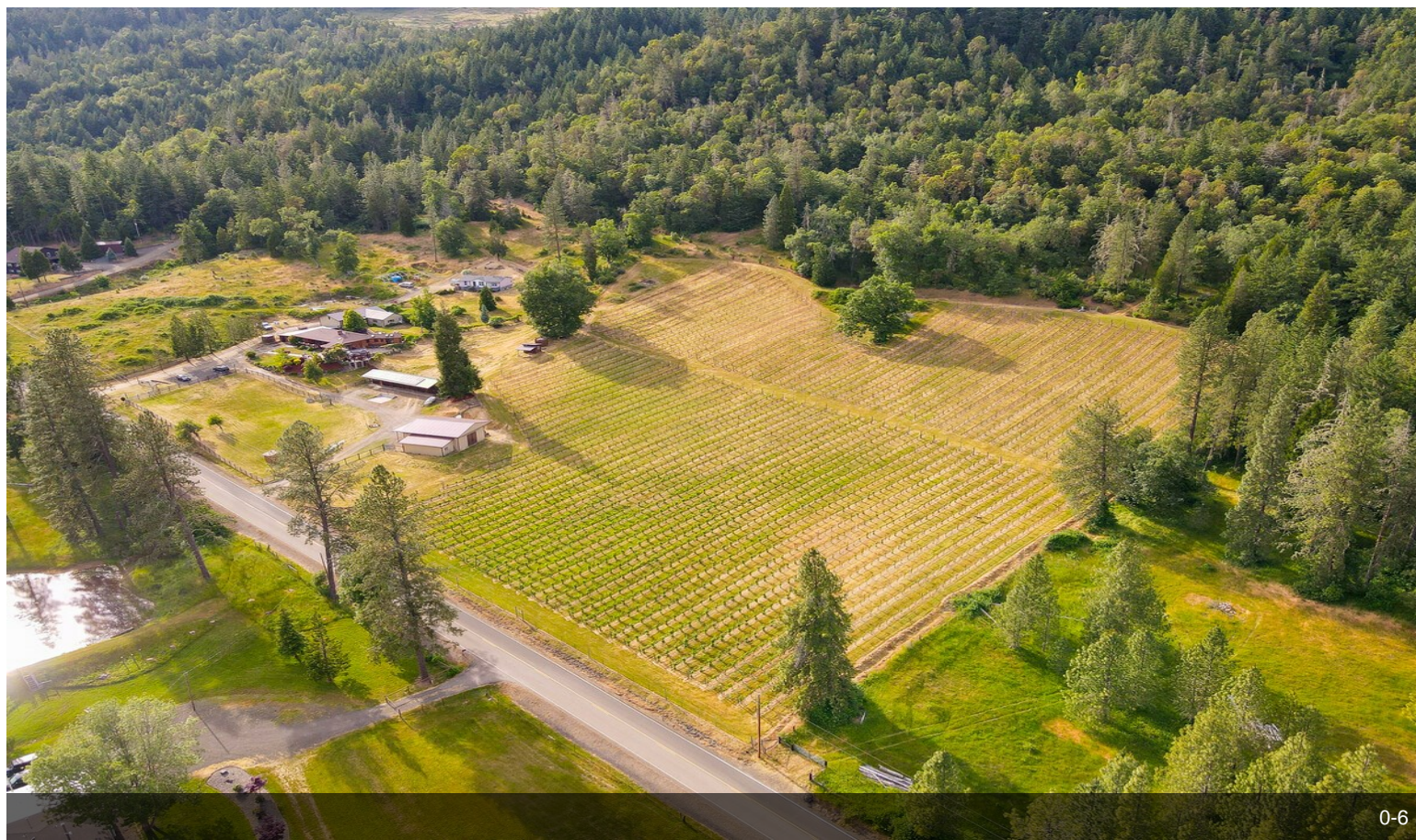


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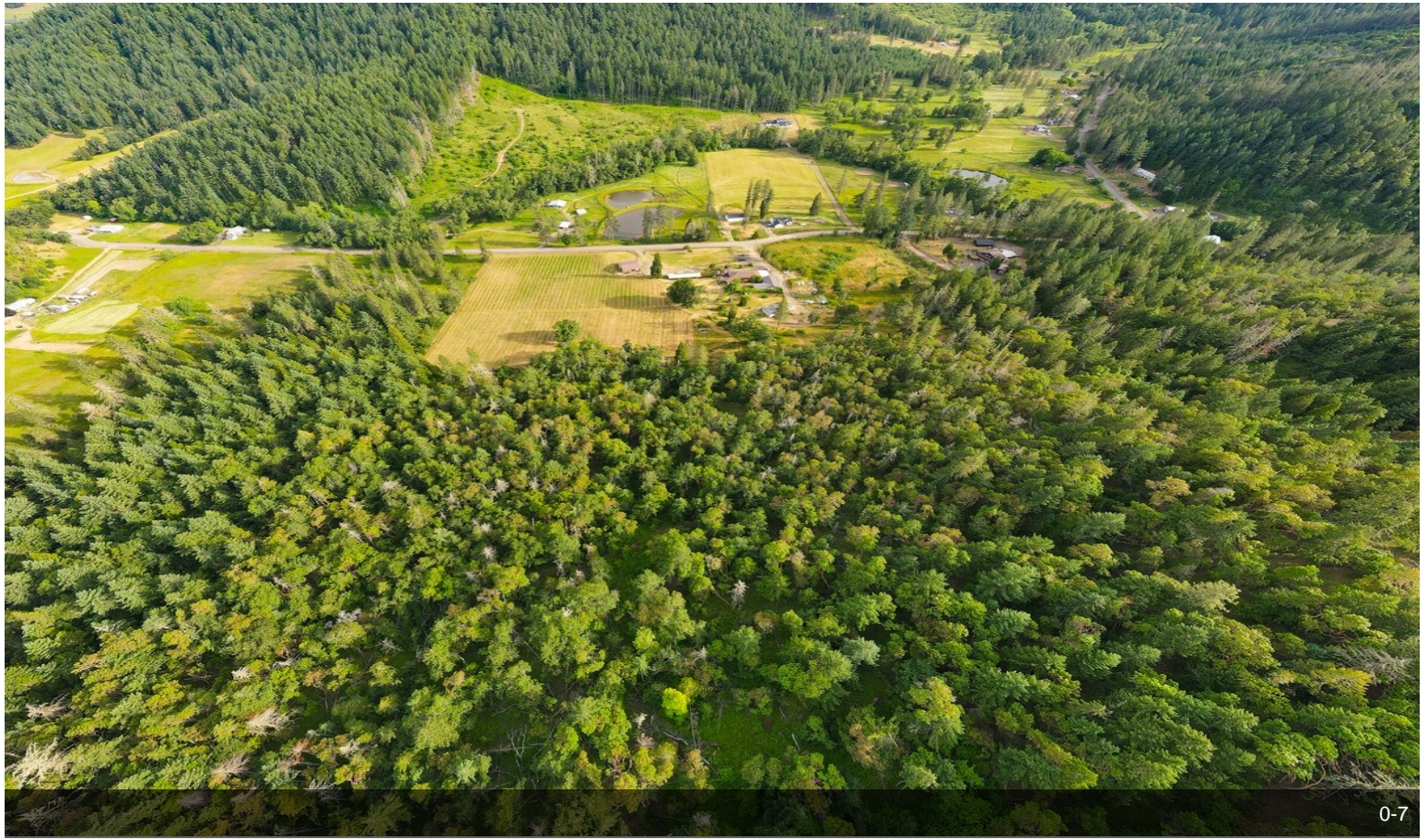


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Property Photos



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