

# Majestic Vineyard Estate For Sale

## USA, California, 94574 St. Helena

**33,150,000 €**

### QUICK SPEC

Year of Construction	2008
Bedrooms	7
Half Bathrooms	1
Full Bathrooms	5
Interior Surface approx	1,114 m2 - 12,000 Sq.Ft.
Exterior Surface approx	161,874 m2 - 1,742,400 Sq.Ft
Parking	5 Cars
Property Type	Single Family Home

### TECHNICAL SPECIFICATIONS

This unprecedented opportunity to own and experience the quintessential Napa Valley lifestyle features a breathtaking 40-acre vineyard estate, 12,000 square feet of luxury living, acclaimed and high-end winery business, and an additional 2.25 acre home site on Spring Mountain Road, primed and graded for immediate construction. Gated and immensely private, a long driveway leads to the expansive motor court and custom-built primary residence and guest house complete with high-end finishes and materials, soaring ceilings, and French doors throughout. The sprawling grounds feature an 80-foot swimmer's pool, outdoor kitchen with pizza oven, koi ponds and mature gardens, and various outdoor entertaining areas amidst a stunning panoramic view of Napa Valley. The profitable award-winning winery also includes its current inventory of wine that consistently scores 90-96 points by Robert Parker, valued at \$7.2M. This is truly a once in a lifetime opportunity to own a coveted Napa Valley estate which produces some of the premier wines the region has to offer.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 7

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 6

- Full Bathrooms - 5
- Half Bathrooms - 1

## OTHER ROOMS

- Dining Room
- Chef's Kitchen
- Butler's Kitchen.
- Formal Dining Room
- Library
- Great Room
- Office Area
- Den / Study / Office
- Media / Home Theater
- Wine Cellar
- Recreation Room

## INTERIOR FEATURES

- Quintessential Napa Valley Lifestyle
- Profitable Award-Winning Winery
- Immensely Private
- High-End Finishes And Materials
- Soaring Ceilings
- French Doors Throughout
- Current Inventory Of Wine That Consistently Scores 90-96 Points By Robert Parker, Valued At \$7.2M.

## EXTERIOR AND LOT FEATURES

- Breathtaking 40-Acre Vineyard Estate, And An Additional 2.25 Acre Home Site On Spring Mountain Road
- Vineyard
- Mountain Views
- Gated Property
- Outdoor Kitchen With Pizza Oven
- Koi Ponds
- Mature Gardens
- Outdoor Entertaining Areas

## HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Central

## POOL AND SPA

- 80-Foot Swimmer's Pool
- Spa

## LAND INFO

- Lot Size: 161,874 m2 - 1,742,400 Sq.Ft

## GARAGE AND PARKING

- Garage Spaces: 5 Cars
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : 1,114 m2 - 12,000 Sq.Ft.
- Year Built :
- Location : TBA
- Topography : Slope
- Levels or Stories: 3
- Structure Type: Mediterranean
- House Style: Villa
- Furnishing : Furnished

## SCHOOL INFORMATION

Education in USA is divided in 3 cycles: Primary School (Around age 6), Middle School, and High School. After graduating high school, U.S. students may go on to college or university

- St Helena High School
- Saint Helena Elementary School
- St Helena Montessori School
- Robert Louis Stevenson Middle School
- Saint Helena Catholic School
- Sun & Stars Montessori School

## AMENITIES AND COMMUNITY FEATURES

- Buying property in the USA is not a problem for foreigners. You do not need a green card, a particular type of visa, or even US citizenship to be eligible to do so. However, before you can purchase your dream home in the United States, you need to secure an Individual Taxpayer Identification Number

## OTHERS

- Guest House
- Casita
- Gardens
- Terrace / Outdoor Space
- Outdoor Pool
- Winery
- Koi Pond
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## ABOUT THE AREA

The U.S. is a country of 50 states covering a vast swath of North America, with Alaska in the northwest and Hawaii extending the nation's presence into the Pacific Ocean. Major Atlantic Coast cities are New York, a global finance and culture center, and capital Washington, DC. Midwestern metropolis Chicago is known for influential architecture and on the west coast, Los Angeles' Hollywood is famed for filmmaking

California, a western U.S. state, stretches from the Mexican border along the Pacific for nearly 900 miles. Its terrain includes cliff-lined beaches, redwood forest, the Sierra Nevada Mountains, Central Valley farmland and the Mojave Desert. The city of Los Angeles is the seat of the Hollywood entertainment industry. Hilly San Francisco is known for the Golden Gate Bridge, Alcatraz Island and cable cars

St. Helena is a city in Napa County, in California's Wine Country, part of the North Bay region of the San Francisco Bay Area. The city's American Viticultural Area includes 416 vineyards encompassing 6,800 acres (2,800 ha) of planted vineyards. St. Helena is also the location of The Culinary Institute of America at Greystone and a campus of Napa Valley College.