



# 3139 Vichy Ave

3139 Vichy Ave, Napa, CA, 94558

Price: \$ 3,400,000  
MLS #: 21911542

  
NUMBER OF  
BEDS  
**4**

  
NUMBER OF  
BATHROOMS  
**3**

  
IN SQ FT.  
AREA  
**1,975**

  
IN ACRES  
LOT  
**8.25**

  
PROPERTY AGE  
YEAR BUILT  
**1948**

Slice of Heaven in the Original Napa Valley. Rare 8.25 Acres w/7.5 Acre Dry Cabernet vineyard (-EV/110R CAB clone 169). This property is located in the highly desirable Coombsville AVA - think mi Sueno, Caldwell, Frazier, Tournesol, Silverado, Tulocay, Black Cat, Arrow & Branch, and Ancien...(6+ Acres now planted + 1.5 Acres to be installed 2019/2020) Prime Location between Silverado and Napa Valley Country Clubs - yet biking distance to Downtown Napa! Ahead of its time Geodesic Dome w/3Bed/2 Baths+Loft, perfectly livable - also could be a fabulous Estate Building Site w/VIEWS. All of this PLUS Charming 1940's 1 Bed/1 Ba Cottage, 2 Wells/2 Septics, & Huge Conditioned Barn. This is a rare offering. Don't miss out! Build your dream home surrounded by your own vineyard, and bottle your own Cabernet wine! Or rent out the two homes, barn, and let the vineyard manager find a Buyer for your grapes. So many opportunities here. One-of-a-kind offering. Also listed under Lots & Land MLS#2192271



## Kelli Marchbanks

My priorities are simple, they are yours. I grew up in Napa and in Real Estate and strive to offer my clients Nordstrom's type service and Success in reaching their Real Estate goals. I look forward to hearing from you.

Sales Associate

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Languages I speak

- English

I can advise you on:

- Luxury Homes
- Investment
- Income Property

Listed by: Coldwell Banker Brokers of the Valley