THIBAUD DESPRETS



GD2339

Gorgeous historical wine estate in a beautiful countryside

RATE ★ ★ ★ ★

Asking price: 10,045,000 Euros, agency fees included Agency fees: 2.5% (incl. tax), payable by the buyer Price excluding fees: 9,800,000 €

Total area	**100 ha**		
Vineyard surface	**40 ha**	Agricultural built surface	**600 m²**
Residential built surface	**500 m²**	Appellation	**Côtes de Provence**

This historic estate represents a market opportunity today in Provence: a well-kept 40-hectare appellation vineyard, a

very high-quality terroir on the hillsides, a beautiful exposure, a production tool in place, a winemaking cellar, a cellar in barrels, a sales shop at the property, a country house and outbuildings to organize.

"Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr";

Diagnostic de performance énergétique (DPE)

Classe énergétique

Classe climatique

Montant estimé des dépenses annuelles d'énergie pour un usage standard

Maison principale (502 m²)

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entre 5 170 € et 7 040 € par an

Studio (27 m²)

G

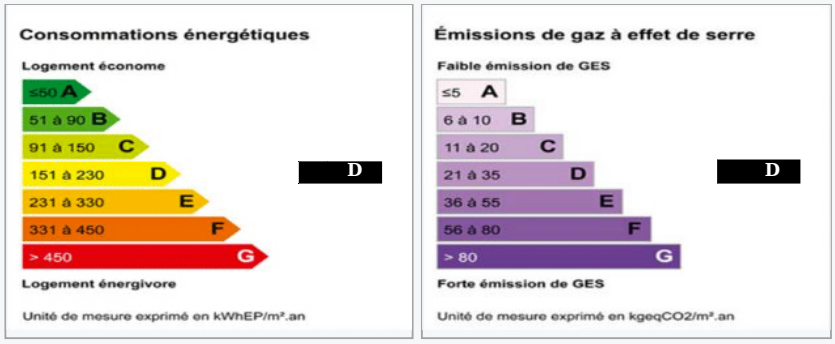
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entre 1 010 € et 1 410 € par an

T2 duplex

DPE non requis (attestation du diagnostiqueur du 21/09/2023)

Prix moyens des énergies indexés au 1er janvier 2021.
Studio : logement à consommation énergétique excessive.











Prices

☆ less than 1.5 million euros

☆☆ between 1.5 and 3 million euros

☆☆☆ between 3 and 5 million euros

☆☆☆☆ more than 5 million euros

www.proprietesetdomaines.com