



GD2359

## Beautiful property with commercial visibility

RATE



### Main bastide house and dependencies



Total area **46 ha**



Vineyard surface **20 ha**



Agricultural built surface **300 m<sup>2</sup>**



Residential built surface **820 m<sup>2</sup>**



Appellation **Luberon**

### Land

About 46 hectares of land, woods, vineyards, orchards, olive trees, truffle fields

Vineyard of about 20 hectares in the Luberon Appellation (Syrah,



Grenache, Cabernet Sauvignon, rolle, viognier...) and 2.5 hectares of land  
20 hectares of woods. Water Canal de Provence, source and well  
(groundwater at about 20 meters)

### Buildings

A beautiful bastide

18th century Aix house (about 700m<sup>2</sup>) renovated, 7 bedrooms, 5  
bathrooms bathroom, large reception, small living room, kitchen,  
orangery, office, cellar vaulted

A guest house of 120 m<sup>2</sup> approximately (2 bedrooms, 2 bathrooms)

A dovecote, a courtyard interior, a beautiful park, water features, a  
swimming pool, a tennis court

A cellar of well-equipped vinification and storage with a capacity of  
1800hl

A sales store well placed near a busy road

### Operation

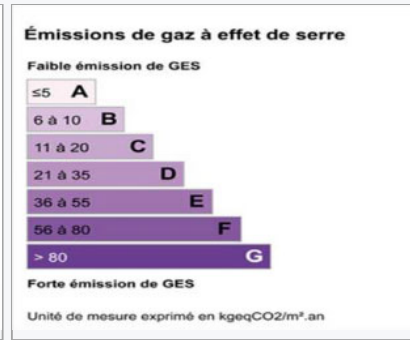
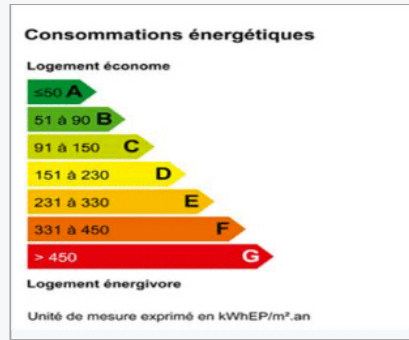
The potential of production is approximately 75,000 bottles per year

The wines are sold at the property and outside

A beautiful

wine estate in a lively Luberon region about 30 minutes from Aix in  
Provence, a renovated building of character, a pretty park, a shop selling  
well placed and easily accessible, this very pleasant wine property offers a  
great agronomic and receptive potential. A very nice location.





PROPRIÉTÉS & DOMAINES



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## 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