THIBAUD DESPRETS



GD2359

Beautiful property with commercial visibility

RATE ★ ★ ★ ★

Asking price: 5,500,000 Euros Agency fees paid by the seller

Total area	**46 ha**		
Vineyard surface	**20 ha**	Agricultural built surface	**300 m²**
Residential built surface	**820 m²**	Appellation	**Luberon**

Property desciption:

www.proprietesetdomaines.com

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 700m²) renovated, 7 bedrooms, 5 bathrooms bathroom, large reception, small living room, kitchen, orangery, office, cellar vaulted

A guest house of 120 m² 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

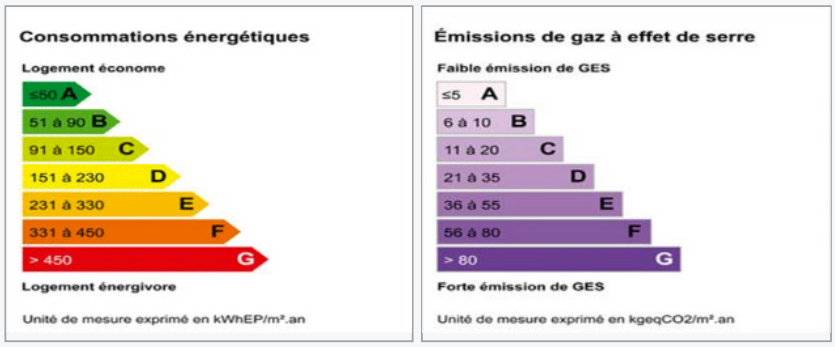
A beautiful
wine estate in a lively Luberon region about 30 minutes from Aix in Provence, a renovated building of character, a pretty park, a shop selling well placed and easily

accessible, this very pleasant wine property offers a great agronomic and receptive potential. A very nice location.

Energy performance certificate (DPE dated 08/04/2024, house, living area 323.47 m²): energy class D (196 kWh/m²/year), climate class B (6 kg CO2/m²/year); estimated annual energy costs for standard use: between €3,780 and €5,170 per year. Average energy prices indexed at 1 January 2021 (subscriptions included).

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

SAS Thibaud Desprets - Propriétés et Domaines - 2 rue de l'Église, 83420 La Croix-Valmer - RCS Fréjus 440 842 409 - Licence CPI 8304 2016 000 006 154 (CCI du Var) - Holds no client funds









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