THIBAUD DESPRETS



GD2381

A house in the middle of its vines

RATE **1 950 000** ★★

Asking price: €1,950,000 - Agency fees paid by the seller

Total area **6,5 ha**

Vineyard surface **5 ha**

Residential built surface **170 m²**

Appellation **Côtes de Provence**

Some 5 hectares of A.O.C. "Côtes de Provence" vines. The vines are rented to a major local operator until November 30
2025. A farmhouse developing approximately 170 m² built in 2005. Garage, terrace.

A beautiful little vineyard estate surrounded by nature, easy to access, in the Center Var. A farm to be taken over by a winegrower or a family looking for a house surrounded by nature in this pretty area.

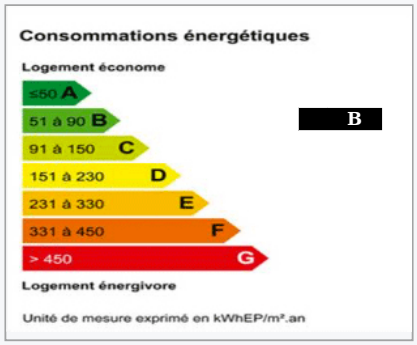
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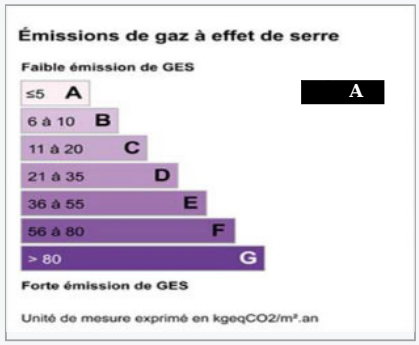
- 5 ha vineyard let under a rural lease

Energy performance certificate (DPE)
Energy class ***B*** *- Climate class* ***A*** *- Estimated annual energy costs for standard use: between €940 and €1,330 per year (average energy prices indexed on 1 January 2021).*

A lovely small wine estate in unspoilt countryside, easy to reach, in central Var. A property for a winegrower to take over, or for a family looking for a house in the countryside in this attractive area.

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









Prices

www.proprietesetdomaines.com

★ less than 1.5 million euros

★★ between 1.5 and 3 million euros

★★★ between 3 and 5 million euros

★★★★ more than 5 million euros