



GD2401

## Balanced Estate and Commercial Operation

RATE



### In a beautiful, unspoiled natural setting



Total area **40 ha**



Vineyard surface **20 ha**



Agricultural built surface **550 m<sup>2</sup>**



Residential built surface **500 m<sup>2</sup>**



Appellation **Côtes de Provence**

### Vineyard

20 hectares of vines under the AOC "Côtes de Provence" designation

### Residence

- An independent manor house of 190 m<sup>2</sup> with 5 bedrooms, a swimming pool, and a garden
- A guest house of approximately 140 m<sup>2</sup>
- Three apartments measuring 96 m<sup>2</sup>, 77 m<sup>2</sup>, and 32 m<sup>2</sup>

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## Farm Buildings

- A farmhouse of approximately 250 m<sup>2</sup>, including three storage rooms, a reception hall, a wine-tasting room, an office, and a barrel cellar
- A winemaking facility of approximately 330 m<sup>2</sup>, including vinification, storage, stainless steel tanks, and bottling

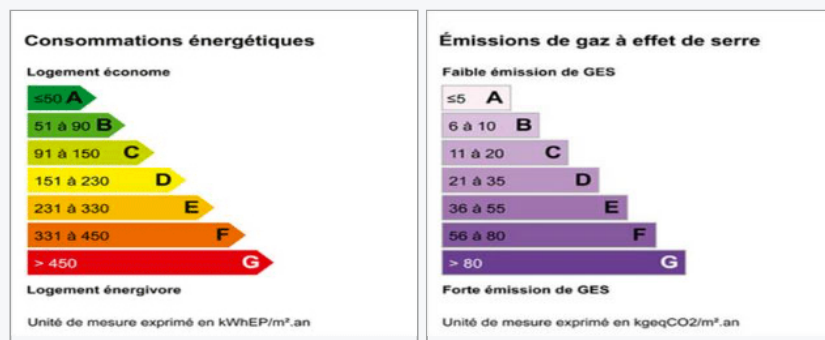
## Equipment

Farming and winery equipment

## Personnel

Three employees on permanent contracts

This is a wine estate of approximately 40 hectares, including 20 hectares of vineyards under the Côtes de Provence appellation. A hillside reservoir enables irrigation of part of the vineyard, which is situated on a clay-sandy terroir within the geological context of Permian sandstone at the foothills of the Maures Massif.







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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