THIBAUD DESPRETS



GD2406

A vine grower house and a winery

RATE **3 950 000** ☆ ☆ ☆

Asking price: 3,950,000 Euros Agency fees paid by the seller

Total area	**38 ha**		
Vineyard surface	**34 ha**	Agricultural built surface	**1160 m²**
Residential built surface	**128 m²**	Appellation	**Côtes de Provence**

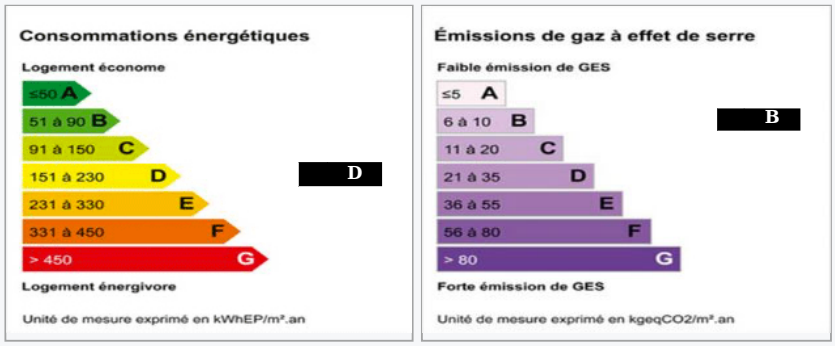
A 38-hectare wine estate, including a 34-hectare vineyard mainly in the Côtes de Provence appellation, with yields of around 35 hl per hectare. The estate is crossed by a departmental road. It essentially comprises two agricultural buildings, the residence and two blocks of farmland.

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A 128 m² house with a 23 m² outbuilding, three garages, three agricultural huts of 70 m², 18 m² and 10 m² respectively, a 600 m² agricultural shed with a roof structure suitable for solar panels, and a building of approximately 580 m² housing the winery and the office, also with a roof structure suitable for solar panels. The property lies at the edge of the village, with an open view over the vineyard plain. The estate has two boreholes with pumps and pressure boosters. Wastewater is treated by a private (non-collective) sanitation system.

Energy performance certificate for the house (DPE dated 17/03/2025, reference area 124.13 m²): energy class D (203 kWh/m²/year), climate class B (6 kg CO2/m²/year); estimated annual energy costs for standard use: between €1,210 and €1,680 per year. Average energy prices indexed on 2021, 2022 and 2023 (subscriptions included).

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







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