



GD2409


## A traditional Provençal bastide with its associated outbuildings


**RATE 2 700 000**





**A charming, light-filled bastide of character with beautiful open views**

 Total area **100 ha**

 Vineyard surface **30 ha**

 Residential built surface **400 m<sup>2</sup>**

 Agricultural built surface **600 m<sup>2</sup>**

 Appellation **Côtes de Provence**

Overview

[www.proprietesetdomaines.com](http://www.proprietesetdomaines.com)

### Cultivation

Vineyard of approximately 30 hectares under AOC and IGP appellations.

Around 10 hectares of additional land suitable for other crops.

Fully equipped winemaking and vineyard machinery.

### Residential Buildings

A 19th-century bastide, in good condition, offering approximately 400 sq m of living space:

- 5 bedrooms, 4 bathrooms, large reception room, workshop
- Terrace, swimming pool, garden, and commanding open views

A caretaker's house of approx. 100 sq m, two small outbuildings, and a barn.

### Agricultural Buildings

An agricultural building of approx. 1,000 sq m, including a 4,300 hl winery.

On-site sales shop located close to a main road.

### Woodland

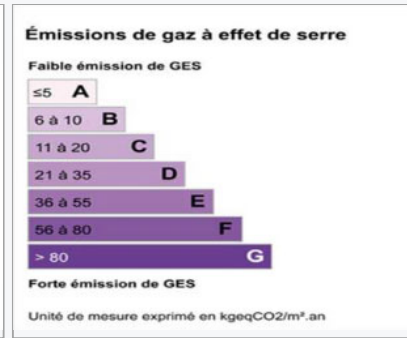
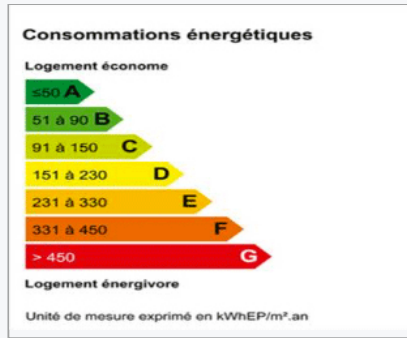
Approximately 60 hectares of woodland.

### Description

A wine estate located just half an hour from the coast, enjoying a dominant position with open, sun-filled views over an exceptional natural setting.

The property features century-old trees, extensive well-maintained woodland crossed by paths, and offers the potential to establish an olive grove.

There is also scope to develop a roadside wine shop and tasting room, enhancing direct sales and oenotourism opportunities.



## 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