



GD2409

A traditional Provençal bastide with its associated outbuildings

RATE



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

 Total area **100 ha**

 Vineyard surface **30 ha**

 Agricultural built surface **600 m²**

 Residential built surface

400 m²

 Appellation **Côtes de Provence**

Overview

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

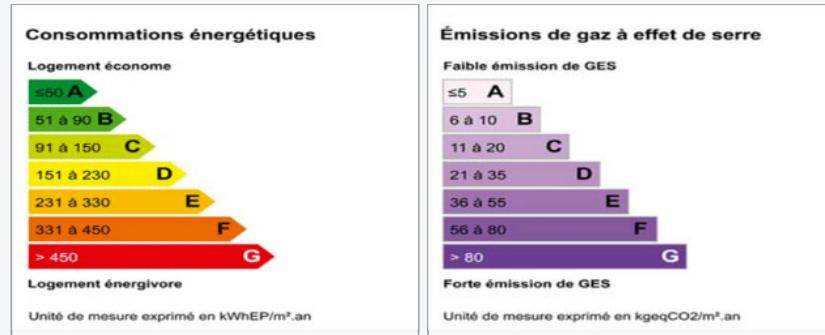
Approximately 60 hectares of woodland.

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