THIBAUD DESPRETS



GD2412

Beautiful family estate comprising several dwellings

RATE **5 950 000** ★ ★ ★

Asking price: 5,950,000 Euros. Agency fees paid by the seller.

Total area	**8,5 ha**		
Vineyard surface	**6 ha**	Agricultural built surface	**300 m²**
Residential built surface	**900 m²**	Appellation	**Côtes de Provence**

Property Description

An estate of 8,5 hectares featuring a stone-built farmhouse, residential and farm outbuildings including a house, an apartment, and an agricultural hangar.

Residences

- A traditional stone mas of approx. 500 m²
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A residence of approx. 350 m²

- A rental apartment of approx. 100 m²

Vineyard

- 7 hectares of vines in AOP Côtes de Provence

Farm Buildings

- An agricultural hangar of approx. 300 m²

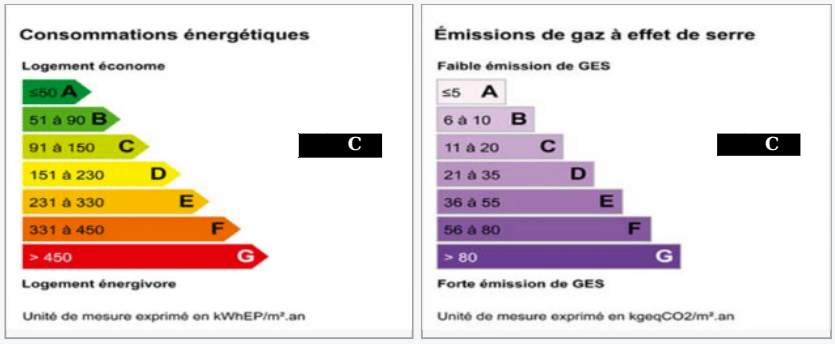
Equipment

- Vineyard machinery and equipment for vineyard maintenance

Location
The property lies just a few kilometres from a charming village and a motorway exit, in a highly sought-after area. Excellent accessibility, quality environment, beautiful countryside and open views. This property is located a few kilometers from a charming village and a motorway exit, in a highly sought-after area. It offers excellent transport links, a high-quality environment, beautiful countryside, and scenic views.

Energy Performance Certificate (DPE): Energy rating: C - Climate rating: C - Estimated annual energy expenditure for standard use: between €4,140 and €5,640 per year (based on average energy prices as of January 1, 2021).

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













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

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