



GD2415

A 33-hectare estate comprising 8 hectares of vineyards and 8 hectares of cultivated agricultural land

RATE 6 480 000



A substantial Provençal estate featuring three apartments, a swimming pool, and a private ULM airstrip

 Total area **33 ha**

 Vineyard surface **8 ha**

 Residential built surface **1000 m²**

 Appellation **Côtes de Provence**

www.proprietesetdomaines.com



The Land

Approximately 33 hectares comprising woodland, farmland and around 8 hectares of vineyards in the Côtes de Provence AOC (Cinsault, Grenache, Rolle...), plus 8 hectares of land suitable for planting in IGP at 350m altitude.

350-meter ULM airstrip.

The Buildings

A large renovated residence (approx. 800 m²) offering 8 bedrooms, of which:

- 4 are en-suite with separate WC and bathroom (bath + shower)
- 2 are en-suite with shower room and WC
- 2 share a shower room

The house features:

- an elevator serving the master bedroom
- a very spacious kitchen with adjoining pantry and informal dining area
- a large formal dining room
- a very large living room
- an office with fireplace
- a vaulted cellar
- a guest powder room
- a large laundry room
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a wellness room with swim spa, sauna and shower

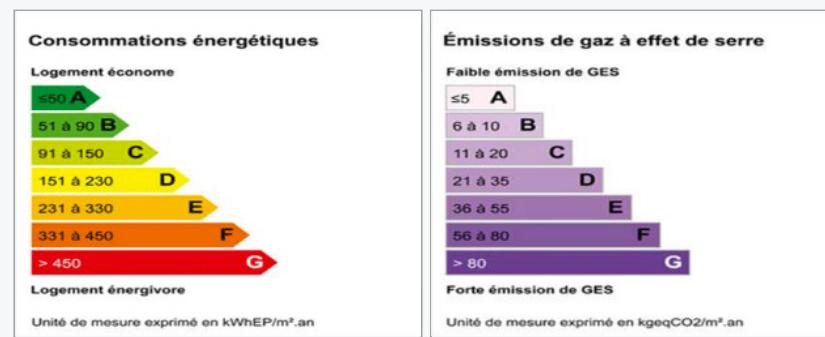
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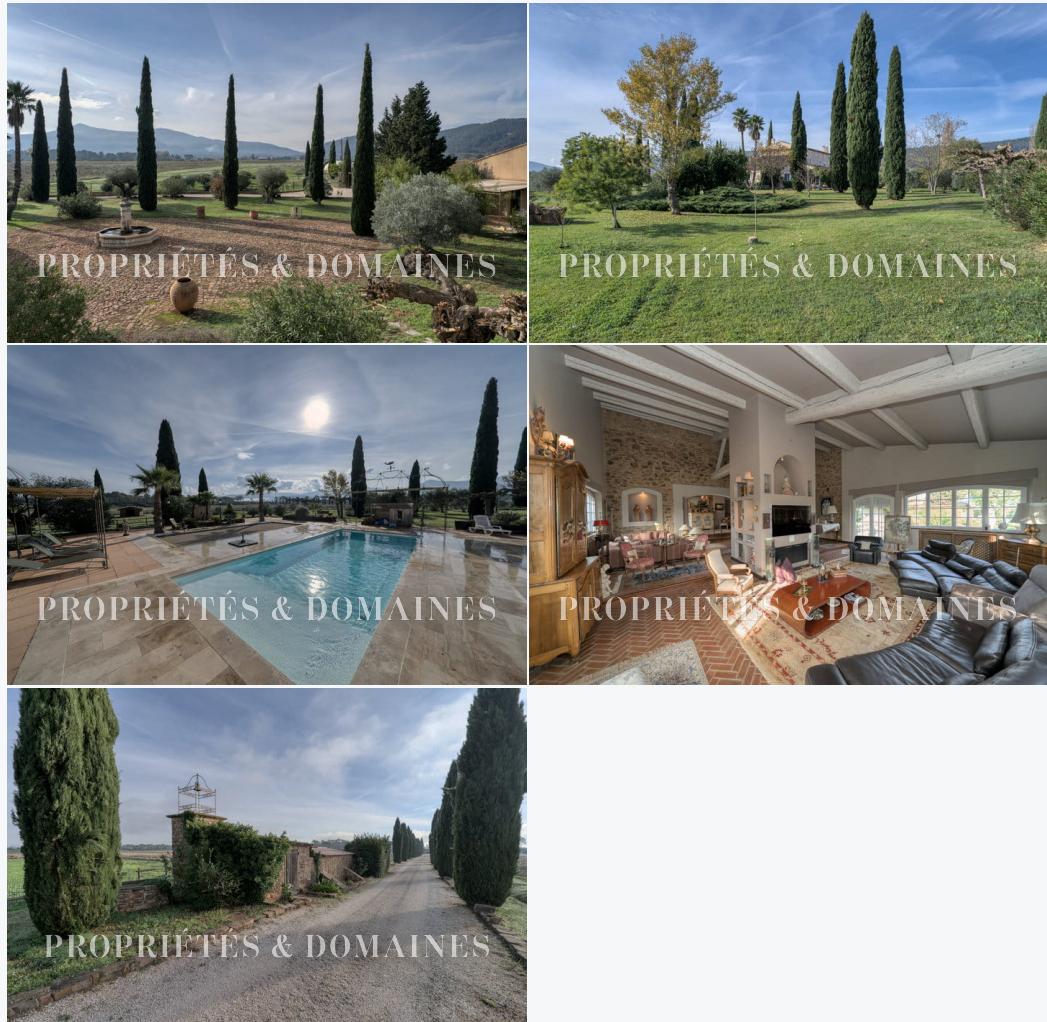
- 3 independent apartments in a separate building: two 2-bedroom units (F3) with shower rooms and one 3-bedroom unit (F4) with shower room
- a beautiful outdoor pergola near the kitchen
- a spacious covered garage for 2 cars and two carports for 5 vehicles
- a pool area with two pools + spa, pétanque court, and a clubhouse
- a vegetable garden, chicken coop, 2 horse boxes
- a ULM airstrip

Summary

A well-equipped and easily accessible wine estate in the immediate inland area of the Gulf of Saint-Tropez.

The property includes 8 hectares of vineyards, with the potential to double the planted surface, along with a substantial Provençal residence, residential outbuildings, three apartments, and a pool complex.





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