



UNIQUE OPPORTUNITY FOR ESTABLISHED WINE  
ESTATE PROPERTY WITH 70HA OF LAND.



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## PROPERTY FACT FILE

REFERENCE	A17738
PRICE	€ 5,999,000 £ 5,046,359* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	6
ACCOMMODATION	979 m <sup>2</sup>
LAND	700000 m <sup>2</sup>
TOWN	Vauvert
DEPARTMENT	Gard
LOCATION	Coastal
TYPE	
CONDITION	To be renovated, Habitable
FEATURES	Swimming Pool, Other Drainage, Garage

\*Price based on current exchange rate which is subject to change



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Between Camargue and Rhone Valley in the heart of a single piece of land of 47 hectares composed of vineyards, forests and woods, this magnificent building built around the 17th century, offers an exceptional 360 degree view over the Camargue, its ponds, the Pic St-Loup to the

## DESCRIPTIF

The ensemble includes professional buildings (sheds, cellar, wine storehouse, tasting and reception rooms) with a surface area of 1100 m<sup>2</sup>.

The equipment of the farm is complete, the list will be communicated to you on request.

A reception room of 128m<sup>2</sup> entirely renovated with noble materials.

The tourist reception includes :

2 flats of 60m<sup>2</sup> which can accommodate 12 people in total. One of them has a private terrace with a view.

1 flat to renovate of 119 m<sup>2</sup>.

1 flat to renovate of 115 m<sup>2</sup>.

1 adjoining house of 160m<sup>2</sup> on 2 floors (formerly the house of the Masters of the estate) including an office, ancillary rooms on the ground floor and the possibility of creating 4 guest rooms on the first floor.

1 large and magnificent showroom to renovate of 130m<sup>2</sup>.

1 outdoor summer kitchen of about 80m<sup>2</sup>.

1 infinity swimming pool 50m<sup>2</sup> with its deck and its technical room for the salt water treatment.

The habitable part for private use includes a very beautiful barn of 335m<sup>2</sup> entirely renovated with noble materials.

Photos on request.

On part of the land there is a paddock, a riding arena, loose boxes and shelters for horses.

The land is composed as follows:  
27 parcels in one block.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A17738>

COMPLETE FILE AND PHOTO ON REQUEST





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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A17738  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)