



EXCEPTIONAL!!!! WINE ESTATE ON 28 HECTARES  
OF LAND, FEATURING A BASTIDE OF OVER 800  
M<sup>2</sup> WITH 360° VIEWS

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BASTIDE OF OVER 800 M<sup>2</sup>  
WITH 360° V...



PROPERTY FACT FILE	
REFERENCE	A31729NDL84
PRICE	€ 3,480,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	15
BATHROOM	8
ACCOMMODATION	800 m <sup>2</sup>
LAND	28000 m <sup>2</sup>
TOWN	Apt
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Maître
CONDITION	Habitable
FEATURES	Mains Drains, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



- Location, views
- Character property
- land size and building size
- huge potential
- Proximity with all commodities

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Exceptional!!! Wine estate just steps from Apt: Old vine Grenache, Syrah, Viognier on 9.5 hectares, almond trees on 2.5 hectares, 10 hectares of arable land all in one block, and in the middle, a tree-lined park of about 2 hectares, like a setting for this majestic bastide.

## DESCRIPTIF

Rare Opportunity: This majestic estate spans 28 hectares and offers vineyards (old vine Grenache, Syrah, Viognier on 9.5 hectares), almond trees on 2.5 hectares, olive and fig trees—a true ode to Provence.

Two access roads, one to the west and one to the north, lead to this noble bastide with its elegant architecture. Each facade features stone-framed windows, and the colors remind us that we are near the Ochres of Roussillon, which is why this area is nicknamed the "French Tuscany." The tree-lined park has hosted many ceremonies in the past, and its particularly peaceful atmosphere is perfect for such events.

The manor house, around 240m<sup>2</sup>, is centered around a remarkable period staircase (16m<sup>2</sup>). The ground floor features a living room (36m<sup>2</sup>) with a beautiful open fireplace, a dining room (20m<sup>2</sup>), a kitchen (14m<sup>2</sup>), and a second entrance (16m<sup>2</sup>) on the southern facade, leading to a vaulted underground cellar. There is also a bathroom and WC (15m<sup>2</sup>), plenty of storage (14m<sup>2</sup>), and a bedroom (20m<sup>2</sup>) with an en-suite bathroom (15m<sup>2</sup>). The first floor offers a hall (33m<sup>2</sup>), 3 bedrooms (24m<sup>2</sup>, 13m<sup>2</sup>, and 10m<sup>2</sup>), and a vestibule (8m<sup>2</sup>).

Attached to the main house is a guest house of over 200m<sup>2</sup>, which can be connected to the main building. This house features a large dining room and living area with an open fireplace, a spacious kitchen (52m<sup>2</sup>), a pantry (22.6m<sup>2</sup>), a semi-underground technical room (10m<sup>2</sup>), and a bedroom (16m<sup>2</sup>). On the mezzanine level, there are two bathro

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31729NDL84>

COMPLETE FILE AND PHOTO ON REQUEST



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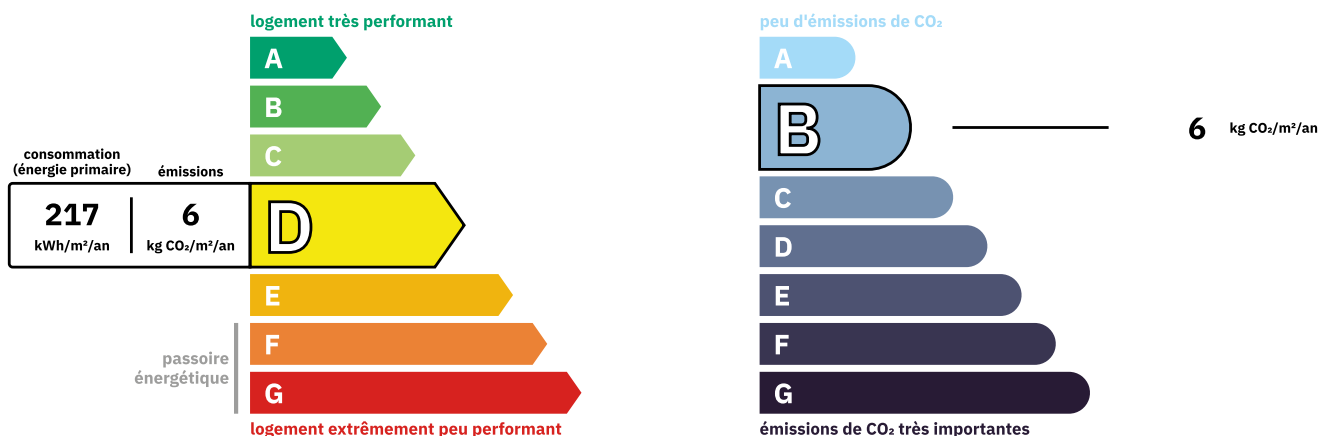
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 9697 € and 13119€ for 2021

## NOTICE

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## CONTACT

Réf : A31729NDL84  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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