



EXCEPTIONAL!!!! WINE ESTATE ON 28 HECTARES
OF LAND, FEATURING A BASTIDE OF OVER 800
M² WITH 360° VIEWS

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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 ²
LAND	28000 m ²
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 240m², is centered around a remarkable period staircase (16m²). The ground floor features a living room (36m²) with a beautiful open fireplace, a dining room (20m²), a kitchen (14m²), and a second entrance (16m²) on the southern facade, leading to a vaulted underground cellar. There is also a bathroom and WC (15m²), plenty of storage (14m²), and a bedroom (20m²) with an en-suite bathroom (15m²). The first floor offers a hall (33m²), 3 bedrooms (24m², 13m², and 10m²), and a vestibule (8m²).

Attached to the main house is a guest house of over 200m², 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 (52m²), a pantry (22.6m²), a semi-underground technical room (10m²), and a bedroom (16m²). 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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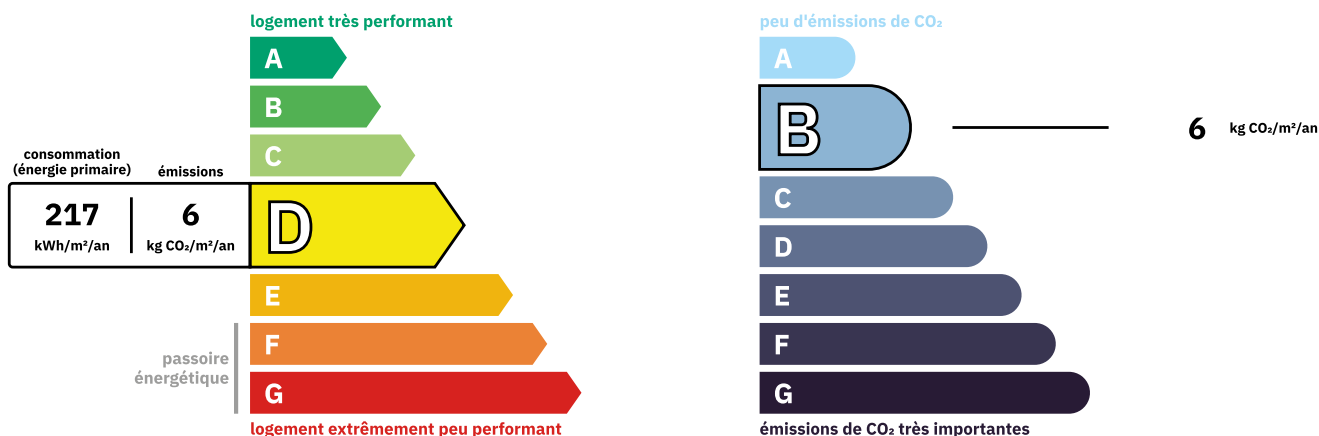


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ENERGIE-DPE

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

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 :A31729NDL84
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AND PHOTOS
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