

Unique opportunity for established wine estate property with 70ha of land.



## INFORMATION

<b>Town:</b>	<b>Vauvert</b>
<b>Department:</b>	<b>Gard</b>
<b>Bed:</b>	<b>10</b>
<b>Bath:</b>	<b>6</b>
<b>Floor:</b>	<b>979 m2</b>
<b>Plot Size:</b>	<b>700000 m2</b>



## ENERGY - DPE

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## IN BRIEF

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 west and the Mont-Ventoux to the east.

This large estate has great potential for wine tourism development, both because of the reputation of its wine, classified as AOP BIO Costières de Nîmes, which has won several gold medals in international competitions, and because of its hosting facilities (gîtes, reception and tasting room, outdoor kitchen, infinity pool, sauna), which can accommodate many visitors.

The main house of 365 m2 has been restored with noble materials and will not need to be renovated.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The ensemble includes professional buildings (sheds, cellar, wine storehouse, tasting and reception rooms) with a surface area of 1100 m2.

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

A reception room of 128m2 entirely renovated with noble materials.

The tourist reception includes :

2 flats of 60m2 which can accommodate 12 people in total. One of them has a private terrace with a view.

1 flat to renovate of 119 m2.

1 flat to renovate of 115 m2.

1 adjoining house of 160m2 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 130m2.

1 outdoor summer kitchen of about 80m2.

1 infinity swimming pool 50m2 with its deck and its technical room for the salt water treatment.

The habitable part for private use includes a very beautiful barn of 335m2 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.

38 hectares of organically grown vines with drip

## LOCAL TAXES

Taxe habitation: EUR

## NOTES