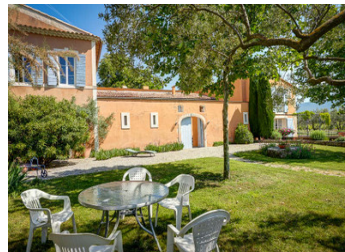


EXCEPTIONAL!!!! Wine estate on 28 hectares of land, featuring a bastide of over 800 m with 360 views



INFORMATION

Town:	Apt
Department:	Vaucluse
Bed:	15
Bath:	8
Floor:	800 m2
Plot Size:	28000 m2



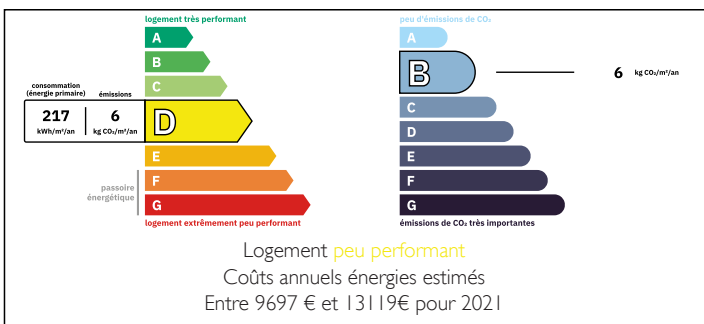
IN BRIEF

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.

The estate has two access roads, and from the residence, there is a 360° view of the Monts de Vaucluse and the Luberon. With approximately 800 m² of built area, this bastide offers invaluable potential: gîtes, luxury tourism... This beautiful property is full of architectural marvels: stone staircases and sinks, cellar, exposed beams, old doors, and a remarkable staircase. Currently, the main house offers 200 m², and 4 gîtes are in operation.

Apt is less than 5 km away, and Saint Saturnin-lès Apt is also visible from the property; the TGV

ENERGY - DPE



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

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 bathrooms and WCs...

LOCAL TAXES

Taxe foncière: 7000 EUR

Taxe habitation: EUR

NOTES