



## listing



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für: Kaufen

#### Standort

Land: Frankreich  
Staat/Region/Provinz: Provence-Alpes-Côte d'Azur  
Stadt: Vence  
Postleitzahl: 455204  
Veröffentlicht: 26.10.2021  
Beschreibung:

Impressive work tool at the heart of the Var 61 ha of vineyard in AOP Cotes de Provence and IGP

Located in the central Var, this impressive commercial vineyard is easily accessible, being just 20 minutes from motorway exits.

The residential and operational buildings are located on the edge of a small road, not far from a town in the central Var. The location is ideal for optimum visibility and the development of direct sales at the winery.

The main house has been tastefully renovated in recent years. It is situated above the winery and covers approximately 220m<sup>2</sup>.

A further Provencal bastide stands at the opposite end of the buildings, offering approximately 400m<sup>2</sup> of living space.

The bastide has been divided into three flats. Two flats have been renovated but the third apartment (170 m<sup>2</sup>) still needs to be completely renovated.

The winery facilities include a bottling room with a 4-stage bottling line as well as a storage warehouse. An attractive wine shop allows private customers to be received in excellent conditions.

The 60.9 ha vineyard is cultivated using traditional methods and is spread out over several plots of land



extending outwards from the winery.

- Of the 60.9 ha, 44.1 ha are classed AOP Cotes de Provence and 16.8 ha are classed IGP. Approximately 4 ha of land classed AOP Cotes de Provence is yet to be planted.
- 36,1 ha of vines are the property of the current owner. The remaining 24,8 hectares are farmed under tenant farming. The transfer of the 3 current leases has yet to be validated with the lessors.
- The average yield over the last 5 years has been around 50hl/ha
- The cultivation equipment is fully comprehensive: 3 Fendt tractors, a Pellencgrape harvesting machine, etc.

## Allgemein

Schlafzimmer:	10
Badezimmer:	6
Fertige m <sup>2</sup> :	620 m <sup>2</sup>
Grundstücksgröße:	610000 m <sup>2</sup>

## Gebäudedetails

Parkplatz:	Ja
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## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website:	<a href="http://www.arkadia.com/SEQD-T7787/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/SEQD-T7787/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Kontaktinformation

IMLIX ID:	hh-14062592
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