



## listing



### Information de l'agent

|                   |  |
|-------------------|--|
| Nom:              | ArKadia  |
| Nom de compagnie: |  |
| Pays:             | Royaume-Uni  |
| Téléphone:        |  |
| Langues:          | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Détails de l'annonce

|              |                  |
|--------------|------------------|
| Propriété à: | Vendre           |
| Prix:        | USD 4,973,751.06 |

#### Location

|                       |                            |
|-----------------------|----------------------------|
| Pays:                 | France                     |
| État/Région/Province: | Provence-Alpes-Côte d'Azur |
| Ville:                | Apt                        |
| Indicatif régional:   | 84400                      |
| Soumis:               | 18/05/2023                 |

#### Description:

18th century bastide with 13.5 ha vineyard in the Luberon.

This magnificent 18th century bastide is ideally located in the commune of Apt, a middle-sized town in the heart of the North Luberon. In a setting of the utmost calm and close to all amenities, it is surrounded by a superb vineyard in full production.

The whole property extends over 28 ha in one single block.

The various buildings of the estate are located in the heart of a 2 ha park.

The buildings, 1000 m<sup>2</sup> in total, are distributed as follows:

- The main house with a surface area of 235 m<sup>2</sup>
- The semi-detached guest house, which can be connected to the main house, with an area of about 200 m<sup>2</sup>
- 3 holiday gites of respectively 225 m<sup>2</sup>, 87 m<sup>2</sup> and 85 m<sup>2</sup> whose rental generates a turnover of 30 K euros.
- A 200 m<sup>2</sup> agricultural hangar

Agricultural land is distributed as follows:

- 13.5 Ha of vines



- 5 Ha of orchards
- 9 Ha of cereal land

The cultivation of these lands generates profits.

This estate does not have a winery. Its grapes are delivered to the Cave Cooperative de Sylla, very renowned in the region, which vinifies and markets the production.

The new owner will have the choice between continuing this approach, making his own wines using the services of the Cave de Sylla or creating a winery on the estate.

This property is a rare asset due to its geographical location, the profitability of its operation and the diversity of its sources of income.

After the sale, and if desired, the current owner-manager will be able to continue his activity while contributing all his experience.

Stock and standing crop to be added and Legal costs to be added. Contact us today to find out more.

## Commun

|                   |                       |
|-------------------|-----------------------|
| Chambres:         | 16                    |
| Salle de bains:   | 10                    |
| Pied carré fini:  | 832 m <sup>2</sup>    |
| Dimesions du lot: | 135000 m <sup>2</sup> |

## Building details

|          |     |
|----------|-----|
| Parking: | Oui |
|----------|-----|

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/SEQD-T1988/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SEQD-T1988/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: hh-13604630

