



## listing



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 4,229,251.08

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Provence-Alpes-Côte d'Azur
Város:	La Tour-d'Aigues
Irányítószám:	84850
Feladta:	2023. 07. 06.

Leírás:

Enchanting 62 ha property on the gentle slopes of the Southern Luberon.

This attractive property of 62 contiguous hectares is located at 30 mn from the centre of Aix-en-Provence, near to a charming village in the South Luberon.

With a motorway exit just 10 mins from the property, Marseille International Airport can be reached within 50 mins.

The bastide is located at the heart of the property in a perfectly undisturbed setting. Having been tastefully renovated in recent years using high quality materials, the house offers 350 m<sup>2</sup> of living space with superior finishings.

In the outbuildings close to the house, two apartments (50 m<sup>2</sup> and 60 m<sup>2</sup>) as well as four bedrooms have also been renovated, enabling a potential wine-tourism project on the property.

A large swimming pool and pavilion are found secluded behind the main house in a Provencal setting of pine trees and vines.

The property covers 62 ha of contiguous land, and includes 13 ha of vineyard classed for the greater part in AOP Luberon. The vines are organically farmed, well maintained and the grape varieties have been planted according to the requirements of the appellation. 3 canal de



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Provence water hydrants mean that the entire vineyard can be irrigated in the future.

10 ha of unplanted land would enable the vineyard area to be increased to over 20 ha. The remaining land comprises a small olive grove, heaths and moorland.

The harvest is currently sold to the local cooperative cellar. The construction of a winery would therefore be a part of the future owner's project, proffering the possibility to write a new page in the history of the domain. Farm equipment is stored in two large hangars located at 100 m from the house.

The farm equipment is comprehensive and well maintained.

## Gyakori

Hálósobák:	8
Fürdőszobák:	4
Kész négyzetméter:	460 nm
Telekméret:	620000 nm

## Building details

Parking:	Yes
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/SEQD-T8839/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SEQD-T8839/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: hh-14165399

