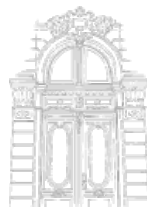


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FRANCE

BEAUTIFUL VINEYARD IN THE GARD 34 HA WITH ORGANIC VINES IN AOP CÔTES DU RHÔNE, WITH GÎTES.



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Beautiful Vineyard in the Gard 34 ha with organic vines in AOP Côtes du Rhône, with gîtes.

Location: Particularly private, with breathtaking views, this typical farmhouse is located near Bagnols-sur-Cèze

Description: A set of buildings in a U-shape with a beautiful main house with 4 bedrooms, a T4 flat and another T2 flat with independent entrances, all tastefully renovated using noble materials and offering beautiful features offering today's comfort. A beautiful swimming pool on a terrace with a breathtaking view over the countryside. A fully equipped wine-making cellar built in 2022, 1 building on 2 levels, with several garages, workshops, breeding cellar, dry materials, storage, 1 wooden building with stables and henhouse.

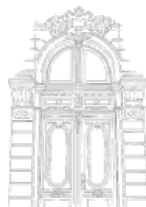
The farm: The 34 ha are in one piece and include 8 ha of planted vines, AOP Côtes du Rhône and Côtes du Rhône village, and 2.8 ha of farmland. The vines, Grenache noir, Syrah, Cinsaut and Clairette allow the production of bottles with the 3 colours of wine. The marketing circuit is established in France and abroad. 1 ha (2.47 acres) is reserved for an agrivoltaic project.

Our opinion: This property will appeal to nature lovers with its southern charm and calm. The vines are worked organically, allowing the winegrowers to enjoy a healthy environment. The estate still has a great deal of development potential. The flats can be rented as gîtes or bed & breakfast.

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Prix : 2 809 000 € FAI

Réf. 1617B PP.



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