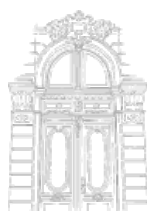


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L'Immobilier d'Exception
— F R A N C E —

A MEDITERRANEAN DREAM, BETWEEN VINEYARDS AND OLIVE TREES AT THE GATES OF NÎMES



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THE GATES OF NÎMES

A Mediterranean Dream, between Vineyards and Olive Trees at the Gates of Nîmes.

In the heart of Southern France, where vineyards roll into olive groves under the golden sun, lies this exceptional estate. A timeless expression of Mediterranean elegance and rural serenity.

Just 10 kilometers from Nîmes and close to the motorway, the property enjoys a prime location within the prestigious Costières de Nîmes appellation. The Nîmes airport is only 27 minutes away, and Montpellier airport just under an hour, offering seamless national and international connections.

Set in a preserved natural environment, the estate captures the essence of Provençal living. A perfect harmony of authenticity, comfort, and refined style.

The Estate :

Spanning 49.49 hectares in a single stretch of land, the property unfolds through vineyards, olive trees, and pine forests. A landscape that embodies the spirit of the South.

A magnificent tree-lined avenue, framed by pines and centuries-old olive trees, leads to the main residence.

Built in 1819 and meticulously maintained ever since, the estate's 1,583 m² of buildings offer a rare balance between heritage and modern comfort.

The main residence, bathed in light and beautifully restored, offers 366 m² of refined interiors.

Highlights include a spacious living room with a stone fireplace, an inviting dining area, and an open-plan kitchen leading to a 160 m² shaded terrace. Perfect for long summer evenings with views over the gardens.

The sleeping quarters feature three generous bedrooms, including a sumptuous 52 m² master suite.

Fine details abound: stone floors, high ceilings, partial air conditioning, pellet heating, and an advanced security system.

For leisure, a 175 m² pool house terrace overlooks a stunning 15 x 5 m swimming pool, offering the ultimate setting for relaxation and entertaining.

Guest and Staff Accommodations :

The property also includes several independent residences:

- A four-bedroom guest apartment (110 m²) with an above-ground pool,
- A two-level, one-bedroom apartment (68 m²),
- An independent studio (28 m²).

For professional use, the estate is fully equipped with an office, a 150 m² vehicle shelter, and over 761 m² of agricultural outbuildings and storage areas — all in pristine condition, ready for immediate operation.

Christie's Impression :

A property of rare distinction, this estate embodies the soul of the Mediterranean — elegant, authentic, and effortlessly timeless.

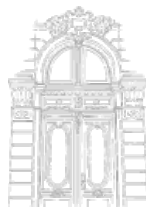
Its strategic location near Nîmes and Montpellier, its extraordinary natural surroundings, and the exceptional quality of its facilities make it an ideal choice for an ambitious wine project, an oenotourism destination, or a prestigious private residence.

Here, history, nature, and the art of southern living come together to create a place of pure harmony. A sanctuary where life unfolds at the rhythm of the vines and the whisper of the olive trees.

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Prix : 2 500 000 € FAI

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