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L'Immobilier d'Exception

FRANCE

ORGANIC PROPERTY IN THE GARD 61 HA

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LOCATION :
This estate is set in a private valley, just 20 km from Nîmes, with its TGV train station and motorway links. The property benefits from a very unspoilt natural setting, offering peace and privacy.

DESCRIPTION:
The property covers 61 contiguous hectares, which have been farmed organically and biodynamically since 2009. The manor house is located in the heart of the estate, offering unobstructed views of the vineyard. This high-quality wine estate also features modern and functional farm buildings that can be used for a variety of purposes.

BUILDINGS:
The MANOR HOUSE, built from local stone, has a surface area of 375 m² on two levels. The ground floor houses facilities related to the current operation, and the upper floor consists of 150 m² of living space, with the possibility of a 90 m² extension in the attic, which is on the same level.

A 220 m² stone cellar with an attractive façade and a beautiful vaulted room.

A 60 m² dwelling in need of renovation completes the property.

Several other outbuildings, former stables, sheds, etc.

A 450 m² hangar can be used to store equipment or any type of vehicle.

LAND, VINEYARDS, FARM:
The estate covers 61.4 hectares, almost all in one piece, including 31 hectares of bare arable land. Fifteen hectares of vines are currently being grubbed up, which will offer a total potential of 46 hectares of arable land. There are also 0.5 hectares of orchards and olive trees, as well as 7.1 hectares of moorland and woodland.

This site offers additional development potential for any agricultural, equestrian or livestock project. It is an ideal location for horses and sheep, and is a paradise for animals as it is very private.

The estate is supplied by a productive borehole, with water stored in a stone water tower with a capacity of 100 m³.

OUR OPINION:
A property offering an exceptional, very peaceful natural setting, you will be charmed by the beauty of the landscapes, which have retained an intimate and protected environment. It would certainly be possible to develop a bed and breakfast, reception and events business here.

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Prix : 1 580 000 € FAI