

Maison Le Muy 661 m<sup>2</sup>

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PRIX DE VENTE : 6 850 000 €

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## DESCRIPTION

In the heart of Provence, this confidential 23-hectare estate embodies Mediterranean living at its finest, combining wine production, character residences, and high-end hospitality.

The property offers approximately 660 sqm of living space across several elegantly restored buildings, including an 18th-century Manor House with remarkable volumes, opening onto the vineyards and extended by expansive terraces and a swimming pool.

An independent guest house, designed for a discerning clientele, features several suites with exclusive amenities, perfectly suited for prestigious rentals or private events.

The well-structured vineyard spans 9 hectares (AOP & IGP), with controlled production and further development potential. Comprehensive technical facilities allow for immediate operation.

A rare opportunity for buyers seeking a refined lifestyle estate with investment potential, combining elegance, discretion, and growth.

Confidential file available upon request.

Sale price: €6,850,000 (fees payable by the seller)

Energy rating (DPE): B

Estimated annual energy costs: between €3,480 and €7,730 per year

Information regarding potential risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien : Maison Surface : 661.0 m<sup>2</sup> NB de pièces : 8 rooms

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

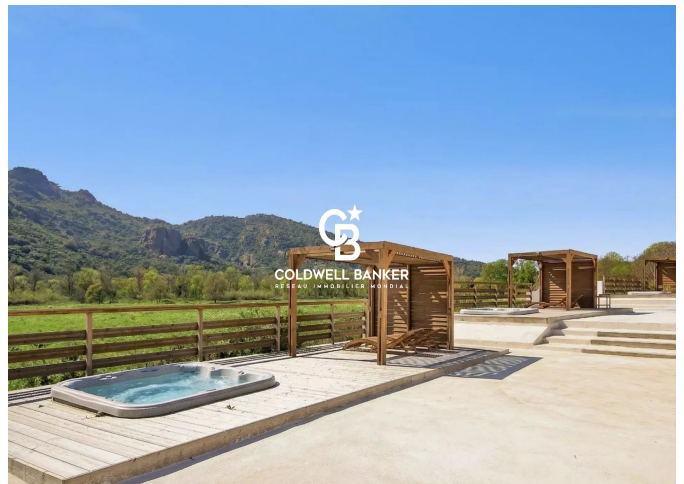
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 122

Indice d'émission de gaz à effet de serre (GES) : A 4



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