COLDWELL BANKER
EUROPA REALTY

# Vineyard estate Cuers




SALE PRICE : 5 250 000 €

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# DESCRIPTION

In the prestigious Golden Triangle of Provence, between Cuers, Pierrefeu and Puget-Ville, stands Château Barralière — a wine estate and heritage property of rare authenticity.
Set on nearly 21 hectares, including 20 hectares of vineyards under AOP and IGP Côtes-de-Provence, this estate combines productivity, charm and exceptional development potential.

## An Exceptional Terroir

Certified High Environmental Value (HVE), the vineyard lies on sun-drenched clay-limestone soils swept by the mistral, producing elegant, well-balanced wines.
The emblematic grape varieties — Grenache, Syrah, Mourvèdre, Cinsaut and Vermentino — yield wines in the purest Provençal style: refined rosés, complemented by structured reds and elegant whites.

## A 19th-Century Provençal Bastide

Built around 1830, the 1,100 m² manor house unfolds across several independent apartments, with generous volumes and timeless elegance:
period fireplaces, high ceilings, stone staircases, and wide openings overlooking the vineyards and countryside.
An ideal setting for a private residence, a boutique hospitality project, or a high-end wine tourism venture.

## Ready-to-Use Infrastructure

Winemaking cellar (133 m²) with annex spaces.

Garages and agricultural outbuildings for equipment and storage.

Equestrian facilities with boxes and shelters.

Full irrigation system across all vineyard parcels.

## A Healthy, Evolving Business Model

Currently a member of the Maîtres Vignerons de Saint-Tropez and the Terra Provincia cooperative, the estate offers a solid foundation with strong potential for investors wishing to integrate production on-site (vinification, bottling, and brand development).

## A Rare Opportunity in Provence

Château Barralière embodies both the soul of Provençal heritage and the efficiency of a modern wine estate.

A place of emotion, history and promise — to be discovered amid the peace and light of the Var.

Access: 20 min from Toulon & Hyères, 1h from Marseille, 1h30 from Nice

The property is located in an area subject to mandatory brush clearance. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | Vineyard estate | Number of rooms: | 12 rooms | Number of bedrooms: | 7 bedrooms |

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## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 226

Greenhouse gas emissions (GHG) index: D 43

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