COLDWELL BANKER
EUROPA REALTY

Vineyard estate Orange 650 m²



SALE PRICE : 3 825 000 €

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DESCRIPTION

We are delighted to present this unique winery estate, ideally located near Orange and Mont Ventoux, in the heart of Haute-Provence.

Estate Features:

Winery: 650 m² fully equipped with:
Pneumatic press
Stainless steel walkways
Pumps and grape reception area
Refrigeration unit
Thermoregulated stainless steel tanks with a capacity of 6,400 hl
Concrete tanks of 600 hl, bringing the total capacity to over 7,000 hl
Storage Spaces: Several dedicated areas, plus a covered shed of 200 m² with restrooms and operational equipment.
Vineyard:

The estate spans 75 hectares, including:

43 hectares classified as Côtes du Rhône Village
Over 28 hectares in Côtes du Rhône
3 hectares in IGP
Grapes Grown:

Red: Grenache, Syrah, Carignan, Mourvèdre, Cinsault
White: Marsanne, Roussanne, Grenache Blanc
IGP: Grenache Blanc and Noir, Carignan, Syrah
A dedicated and skilled team is already in place to manage the estate.

Additional Options:

Two spacious apartments of over 100 m² each, in excellent condition with garages, as well as a charming Provençal farmhouse of 215 m² in need of refreshing, set on a fully enclosed 2,000 m² plot with a swimming pool and pool house. Agricultural sheds of 180 m² are also available.

Possibilities for division and complete documentation upon request.

For any further information about this exceptional property, please do not hesitate to contact us now. A wonderful opportunity for wine and nature enthusiasts!

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FEATURES

Property type:	Vineyard estate	Area:	650.0 m²	Number of rooms:	10 rooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): In progress -2

Greenhouse gas emissions (GHG) index: In progress -2

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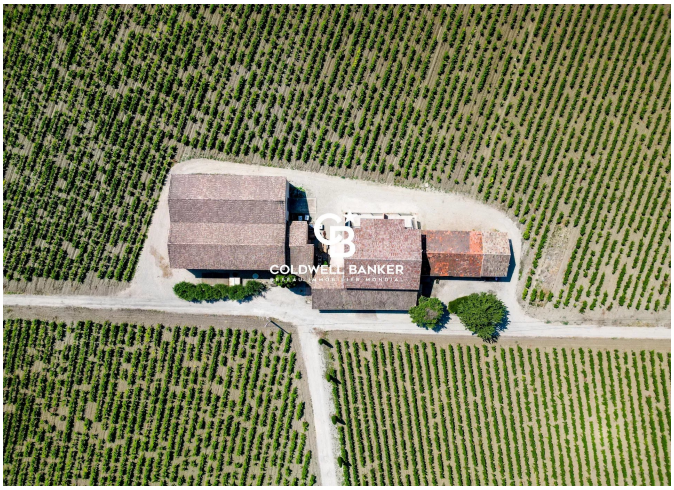



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