

€3,900,000 House / Villa - For sale

Excellent 8 Bedroom house / villa with 150m² terrace for sale in Montpellier Region

France » Montpellier » Montpellier Region » 84000

8	7	320m²	180,000m²	150m²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



Contact us today for more information or to arrange a viewing

+33 4 67 60 59 14 • montpellier@lucasfox.com • lucasfox.com • 16 avenue Jean Jaurès, Castelnau-le-Lez, Montpellier, France

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OVERVIEW

At the gateway to Mont Ventoux, estate and gîte of rare quality extending over 18 hectares with its Provencal farmhouse, its cellar and its wine cellar

Lucas Fox International Properties, at the gateway to Mont-Ventoux, remarkable 18-hectare vineyard with its Provencal farmhouse, its cellar and its wine cellar. Located 1 hour from Marseille-Provence airport, 30 minutes from Avignon TGV station, this estate straddles the towns of Carpentras and Mazan in the Vaucluse. An aerodrome is 5 minutes from the property.

A pioneer in organic wine, certified organic since 1993, this beautiful vineyard created in 1992 operates 13 ha of vines in AOP Ventoux and IGP Méditerranée and benefits from an excellent brand image. The winemaking, maturing and storage cellars are in perfect condition and equipped with modern, quality equipment for a surface area of 700 m². A borehole allows drip irrigation of the vines. The sales cellar has been tastefully designed and blends harmoniously into the landscape; it allows customers to be welcomed, tastings to be held, and products from the Domaine and the region to be worked and sold.

Mainly on one level, the farmhouse is made up of two adjoining parts with high-end and refined services. One part is intended for private housing and the other for the activity of the gîte, thus accumulating 320 m² of living space. The accommodation dedicated to the operators or staff includes three bedrooms as well as a large living room with an open kitchen. The 200 m² of the gîte include 5 suites with bathrooms, a large living room with panoramic view and a kitchen connected to the covered dining terrace and the swimming pool area. Almost suspended, dominating the landscape and the Monts du Vaucluse, this infinity pool is a real invitation to relax. The private part and the gîte coexist in perfect symbiosis; they also offer the possibility of combining them to create a single dwelling.

Obtain the complete file and additional information from your dedicated agent, Sébastien ANGLADE, Commercial Agent - RSAC n° 813 793 833 Montpellier.

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



lucasfox.com/go/mon57274

Mountain views, Terrace, Swimming Pool, Heated swimming pool, Garden, Private garage, Vineyards, Natural light, High ceilings, Parking, Utility room, Storage room, Pet-friendly, Panoramic view, Open kitchen, Interior, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Barbecue, Alarm, Air conditioning

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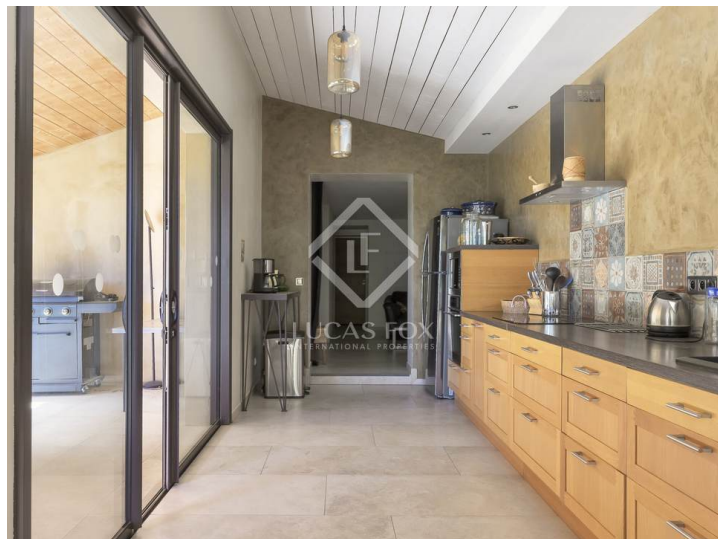
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