



Winegrowing property

LA ROQUE SUR CEZE (30)

**1 963 000 €**



620 m<sup>2</sup>



18 pièce(s)

## PROPERTY DESCRIPTION

In the Gard, Exceptional wine-growing property in AOP Côtes du Rhône on 25 hectares with a 15th century castle.

This unique property offers a 15th century castle, with an area of approximately 500 m<sup>2</sup>, with a protected inner courtyard, surrounded by a vast park highlighting its authentic charm.

The chateau requires complete restoration to enhance its many rooms and its original features, such as its beautiful vaulted cellars, its old bread oven, its attics and its outbuildings of approximately 550 m<sup>2</sup>.

The property covers an area of 25 hectares, including 16 hectares of vines classified as AOP Côtes du Rhône.

This wine plantation offers you a unique opportunity to produce your own wine, benefiting from the fame of the wines of this renowned region.

In addition, the property includes a winery fully equipped with agricultural equipment, as well as an old independent farm offering 120 m<sup>2</sup> of living space and 80 m<sup>2</sup> of outbuildings.

Don't miss this exceptional opportunity to own a wine estate with a 15th century château in the Gard! Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,97% TTC du prix hors honoraires.

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).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Nathalie CALLE**

**UZES (30700)**

Agent

RSAC : 797 518 404 00018

Courts service city : NIMES

**(+33)6 81 30 44 59**

## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 818825

Property type ..... Winegrowing property

Year of construction ..... 1422

Exposure ..... East

View ..... Vue sur Vignes

### COMPOSITION

Number of rooms ..... 18

### APPENDIX

Videophone ..... Non

### SURFACES

Living space ..... 620 m<sup>2</sup>

Land surface ..... 249000 m<sup>2</sup>



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle