

3 825 000 €

**Contact agency**

**Vivre en Provence**

36 Avenue Jean Monnet

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**For sale agricultural land**

**Surface : 750000 m²**

**Field appearance :** Vignoble

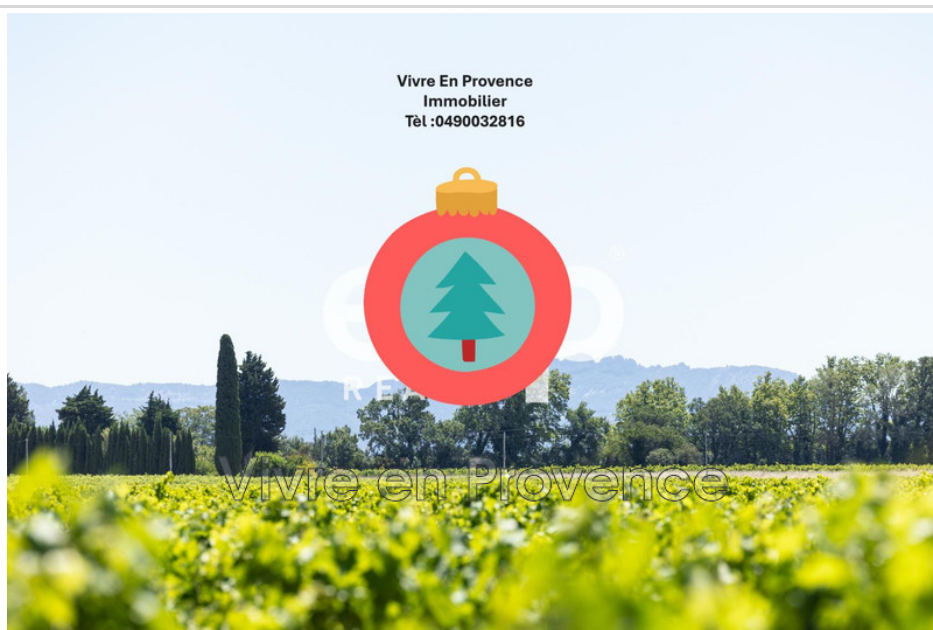
**Exposition :** Sud

**View :** Campagne

**Features :**

Vignoble, Grenache, Syrah, Carignan,  
Mourvedre, Cinsault, Marsanne, Roussane

Vivre En Provence  
Immobilier  
Tél : 0490032816



**Agricultural land Sainte-Cécile-les-Vignes**

75-hectare wine estate with its cellar, buildings and operating machinery. - The estate, located in the Drôme Provençale near Châteauneuf-du-Pape, covers 75 ha of vines. This includes 43 ha of Côtes du Rhône Village, 28 ha of Côtes du Rhône and three ha of IGP. - The flat vineyard plots are mainly planted with Grenache, Syrah, Carignan, Mourvèdre and Cinsault for the reds, and Marsanne, Roussanne and Grenache Blanc for the whites. The vineyard is well maintained with annual co-planting, and the Flavescence Dorée is controlled by FREDON without contamination to date. The modern cellar was built in the 2000s and has a 6,350 hl thermoregulated stainless steel vat room and 600 hl tiled concrete vats, totalling around 7,000 hl. - The harvest is received by an elevator, with a pneumatic press and a high-performance stainless steel piping network. - The cellar, built on a single level, is functional and requires only two people during the harvest. -The building, including a wine cellar with all its equipment in perfect condition, storage rooms, the sales cellar and hangars to house the growing equipment. - All the equipment necessary to carry out all the work in the vineyard, including a grape harvester, tractors, treatment and watering equipment, is available.

**Fees and charges :**

3 825 000 € fees included

Document non contractuel

