



## EXCEPTIONAL DOMAIN IN ROUSSILLON ON 40 HA,

Pyrénées Orientales, Occitanie

# €5,300,000

Ref: 1875LR

\* For Sale \* 6 Beds \* 750m2

In a remarkable environment offering a unique view of the sea and the Pyrenean chain, the property of approximately 40 ha in one piece is located on the edge of the coast.

- ROUSSILLON
- Perpignan
- AOP Roussillon
- WINE ESTATES
- VINEYARD
- Pyrenean chain
- WINERY

## Property Description

### VINEYARD

The estate is surrounded by its 20 ha vineyard.

Its overall condition is good and it disposes of old plots with qualitative vines. The last plantations date back to 2020.

### HOUSING

The estate was built in the XIXth century. It was a former monastery ; the housing and winery have been entirely refurbished.

The bastide consists of three levels and 750 m<sup>2</sup> of living space with high ceilings and tiles giving harmony to the place. The ground floor disposes of a large living area with a modern and fully-equipped kitchen over 250 m<sup>2</sup>, a hall, living and laundry rooms. The first floor includes a master bedroom with a dressing room and bathroom, giving a splendid panorama over the vineyard, the sea and the mountains. In addition two more bedrooms boast each their private walk-in shower room. The second level offers many conversion possibilities.

A pleasant garden and a large swimming pool and its pool-house add to the appealing setting of this property.

### WINERY

The winery has been renovated and modernly equipped a dozen years ago. It covers 300 m<sup>2</sup> in a characterful building with a part used for winemaking and another for ageing.

It is perfectly set for the size of the vineyard and for the crafting of fine wines.

A barrel cellar, adjoining the winery, offers good conditions for the ageing of the wines.

## OUTBUILDINGS

A part of another building sheds large offices entirely renovated over 250 m<sup>2</sup> with exposed beams.

Another building, in need of renovation, is divided in three levels : a wine shop on the ground floor and great possibilities for the creation of gîtes, accomodation, or guest rooms over the two other levels.

