



**RENESTANCE**  
FRENCH RETIREMENT DREAM

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**Rare – Exceptional AOP organic Costières of Nîmes estate and gîtes  
Beauvoisin  
€ 6,300,000**



## DESCRIPTION

Between Camargue and Rhone Valley is located in the heart of a single piece of land of 47 hectares composed of vineyards, forests and woods, this magnificent building built around the 17th century, offering an exceptional 360 degree view over the Camargue, its ponds, the Pic St-Loup to the west and the Mont-Ventoux to the east.

This large estate has great potential for wine tourism development, both because of the reputation of its wine, classified as AOP BIO Costières de Nîmes, which has won several gold medals in

international competitions, and because of its hosting facilities (gîtes, reception and tasting room, outdoor kitchen, infinity pool, sauna), which can accommodate many visitors.

The main house of 365 m<sup>2</sup> has been restored with noble materials and will not need to be renovated.

2 flats have been renovated.

2 flats are to be renovated as well as an old house.

The ensemble includes professional buildings (sheds, cellar, wine storehouse, tasting and reception rooms) with a surface area of 1100 m<sup>2</sup>.

The equipment of the farm is complete, the list will be communicated to you on request.

A reception room of 128m<sup>2</sup> entirely renovated with noble materials.

The tourist reception includes :

2 flats of 60m<sup>2</sup> which can accommodate 12 people in total. One of them has a private terrace with a view.

1 flat to renovate of 119 m<sup>2</sup>.

1 flat to renovate of 115 m<sup>2</sup>.

1 adjoining house of 160m<sup>2</sup> on 2 floors (formerly the house of the Masters of the estate) including an office, ancillary rooms on the ground floor and the possibility of creating 4 guest rooms on the first floor.

1 large and magnificent showroom  
to renovate of 130m<sup>2</sup>.

1 outdoor summer kitchen of about 80m<sup>2</sup>.

1 infinity swimming pool 50m<sup>2</sup> with its deck and its technical room for the salt water treatment.

The habitable part for private use includes  
a very beautiful barn of 335m<sup>2</sup> entirely renovated with noble materials.  
Photos on request.

On part of the land there is a paddock, a riding arena, loose boxes and shelters for horses.

The land is composed as follows:  
27 parcels in one block.

38 hectares of organically grown vines with drip irrigation.  
- Trellising on 5 wires of 2.20m with galvanized stakes.

The main grape varieties are Syrah and Grenache, but other varieties such as Chardonnay, Marselan, Mourvèdre, Roussanne, Clairette and Viognier are also present.

The entire terroir benefits from a microclimate throughout the year. The soil is clay-limestone with calloutitis (rolled pebbles that restore 80% of the heat at night in winter and keep the coolness and humidity of summer nights.) This particularity is specific to the Camargue and the Rhône Valley.

The estate is bordered by a green belt made up of moorland (about 9 hectares), woods and forests whose fauna and flora are preserved thanks to the 100% ecological treatment of the vines.

## DETAILS

<b>Surface</b>	979 M2*	<b>Plot Size</b>	460000 M2
<b>Bathroom</b>	6	<b>Bedrooms</b>	10
<b>Location</b>	<ul style="list-style-type: none"><li>• 0-2KM to amenities</li><li>• Coastal</li><li>• 50km or less to airport</li><li>• 50km or less to ferry</li><li>• Isolated</li><li>• Village property</li></ul>	<b>Type</b>	<ul style="list-style-type: none"><li>• Chateau</li><li>• Bed and Breakfast</li></ul>
<b>Features</b>	<ul style="list-style-type: none"><li>• Electricity on site</li><li>• Garage</li><li>• Barns / outbuildings</li><li>• Private parking</li><li>• Well</li><li>• Character property</li><li>• Detached</li><li>• Double glazing</li><li>• Guest house / gite</li><li>• Suitable for horses</li><li>• Swimming Pool</li><li>• Business potential</li><li>• Solar / Photovoltaic panels</li></ul>	<b>Condition</b>	<ul style="list-style-type: none"><li>• Excellent condition</li><li>• Good condition</li><li>• Habitable</li></ul>



## PICTURES

















Feel free to contact us for more details!