

49 500 €

For sale terrain agricole

Surface : 31779 m<sup>2</sup>

Field appearance : Pentu

Exposition : Sud est

View : Mer panoramique

Features :

Calme, Borné, Isolé

**Terrain agricole 147A/24 Banyuls-sur-Mer**

For Sale between Banyuls and Cerbère - The Sea - The Mountains - The Vine, its Maquis of Chênes-Lièges. Agricultural land, vineyards and amenities of 3ha17a, with spectacular sea view over Peyrefite cove. I promise you will find yourself in another world, between a maquis of cork oaks with its dry stone masonry of schist of approximately 2ha17. The heritage vineyard part on the terrace (to be replanted), with dry stone huts (Orris), for connoisseurs, on 1ha. These plots are established according to an old and traditional technique, based on the construction of terraces supported by slate walls, and on a clever rainwater evacuation system, the few gall (rooster's foot in Catalan) and a vocabulary wine technology. This system works thanks to small canals, called agullas, intersecting the vines diagonally and creating an exceptional geometric landscape, punctuated here and there with small agricultural shelters (barracas, entirely in schist and corbelled roof), and isolated shelters ( pines, holm oaks, fig trees and olive trees). These plots constitute a true cultural landscape, characteristic of the entire Rocky Coast of the Pyrenees (Côte Vermeille).

Fees and charges :

Document non contractuel  
30/04/2025 - Prix T.T.C