

HISTORIC WINE ESTATE NEAR CARCASSONNE WITH 4 GÎTES, 13 BEDROOMS, POOL, VINEYARD & BARNS

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PROPERTY FACT FILE

REFERENCE	A36583JAV11
PRICE	€ 895,000 £ 0* *agency fees to be paid by the seller
BEDROOM	13
BATHROOM	8
ACCOMMODATION	552 m²
LAND	20000 m²
TOWN	Douzens
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change

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- Historic wine estate on over 2 hectares
- 4 independent gîtes plus private main home
- 13 bedrooms and impressive 14 x 6 m pool
- Grenache vineyard and spectacular wine cave
- Established group holiday rental business

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Historic wine estate near Carcassonne offering a private main residence, four independent gîtes, 13 bedrooms and exceptional business potential. Set on 2.14 hectares, the domaine includes a 14 x 6 m swimming pool, approximately 1.6 hectares of mainly Grenache vines, an impressive former wine cave and extensive barns and



DESCRIPTION

Set among the vineyards of the Aude, close to Carcassonne and the Canal du Midi, this remarkable former wine estate combines a private family home with four independent gîtes, a large swimming pool, approximately 1.6 hectares of vines and an extraordinary collection of former agricultural and wine-making buildings.

With 13 principal bedrooms across the main residence and guest accommodation, the property is already operated as a seasonal holiday rental business, with a particular focus on exclusive group stays of up to 20 guests. Its scale, layout and extensive outbuildings also offer exciting possibilities for buyers looking to develop a tourism, retreat or hospitality project, subject to any necessary permissions.

The domaine extends over approximately 2.14 hectares and offers an unusual degree of separation between private and guest life.

THE MAIN HOUSE

The private residence provides approximately 167 m² of accommodation and is arranged over two levels.



The living areas include a spacious lounge, a generous kitchen/dining room, an office/cloakroom and a separate WC. The sleeping accommodation comprises three independently accessed bedrooms plus an additional connecting room currently used as a fourth bedroom, offering flexibility as a child's room, dressing room, office or private sitting room. There are two bathrooms.

An important advantage for anyone intending to continue the letting activity is the house's private terrace, situated directly outside the residence...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36583JAV11

COMPLETE FILE AND PHOTO ON REQUEST

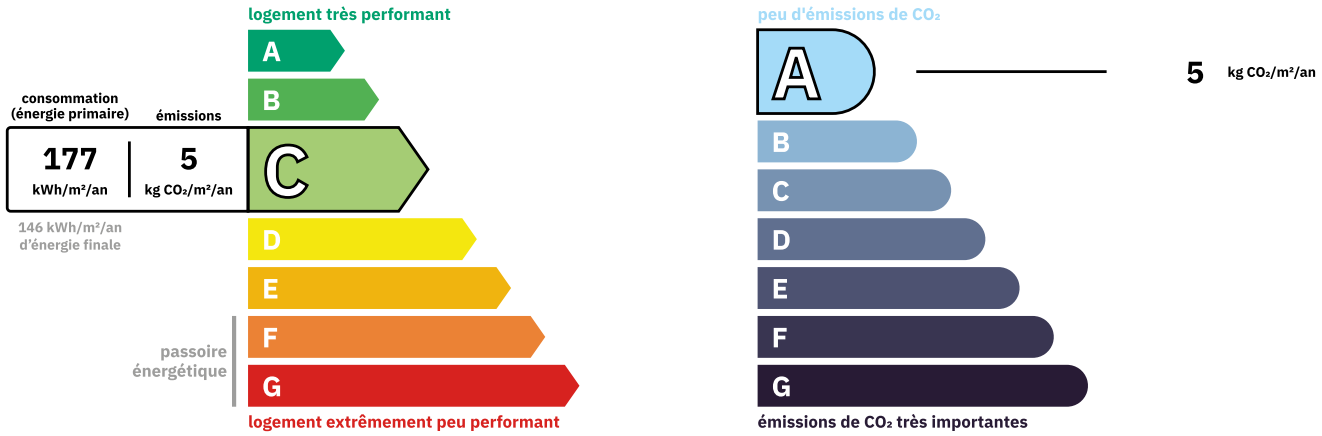
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1150 € and 1620€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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