



YOUR PRIVATE VINEYARD RETREAT: POOL, GÎTE & 27 HECTARES OF OPPORTUNITY

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HECTARES OF
OPPORTUNITY...



PROPERTY FACT FILE

REFERENCE	A37069COM11
PRICE	€ 851,063 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	1
ACCOMMODATION	250 m ²
LAND	360000 m ²
TOWN	Alaigne
DEPARTMENT	
LOCATION	
TYPE	Ensemble de Gîtes, Vineyard, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	

- Flexible purchase option
- Excellent business potential
- Flexible Investment Structure
- Stunning views
- Strategic Location for Wine Tourism Growth

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Renovated wine estate in the Aude with sweeping Pyrenees views. The 160 m² main house offers three bedrooms, modern living spaces and a saltwater pool; a 90 m² independent gîte adds guest or rental potential. The property includes 27 hectares of productive vines under a renewable cooperative contract, plus a 260 m² agricultural hangar

DESCRIPTIF

Scenic Wine Estate with Renovated Residences and 27 Hectares of Vines – Aude Region

Located among the scenic vineyards of the Aude region, this substantial wine estate offers a rare combination of renovated comfort and active agricultural heritage, with sweeping views over the surrounding vines and the Pyrenees mountains.

Main Residence

Approx. 160 m² across two levels, fully renovated in 2022–2023 with high-quality materials

Bright, elegant living room and open kitchen–dining area

Three bedrooms, bathroom, and separate WC

Outdoor amenities include a saltwater swimming pool, sun loungers, integrated barbecue, and a covered dining area—perfect for entertaining or quiet relaxation.

Room sizes

Ground Floor: Sitting room 12 m² • Kitchen 27 m²

First Floor: Bedroom 1 18 m² • Bedroom 2 14 m² • Bathroom 5 m²

Independent Gîte (Guest House)

Over 90 m² with two bedrooms, bathroom, and generous living/kitchen spaces

Ideal for guest accommodation, rental income, or multigenerational living

Room sizes

Ground Floor: Sitting room 62 m² • Kitchen 26 m²

First Floor: Room 1 14 m² • Room 2 14 m² • Bedroom 3 14 m² •

Bathroom 7 m² • Separate toilet 2 m²

Vineyard & Land

27 hectares of productive vineyard and surrounding land

Under contract with the local cooperative, which currently purchases the entire harvest, providing a substantial and reliable annual income

The cooperative contract is in its final year but renewable, allowing continued production with min

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37069COM11>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

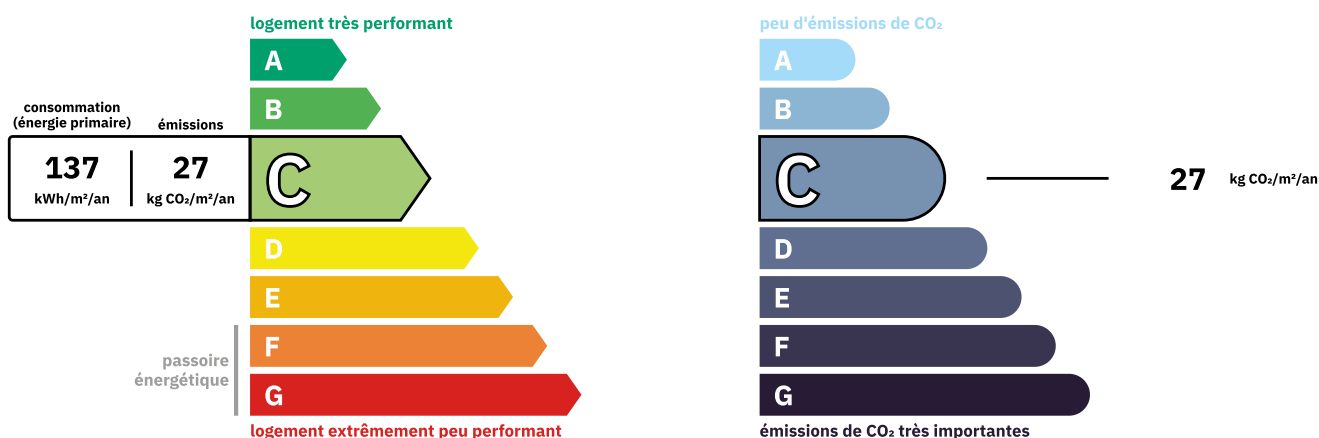
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Moderately efficient**
Estimated annual energy costs
between 3002 € and 4062€ for 2023

NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. 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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AND PHOTOS
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