

UNDER OFFER: Character property with land to renovate in wine-producing village on banks of Canal du Midi



INFORMATION

Town:	Roubia
Department:	Aude
Bed:	3
Bath:	1
Floor:	180 m2
Plot Size:	500 m2

IN BRIEF

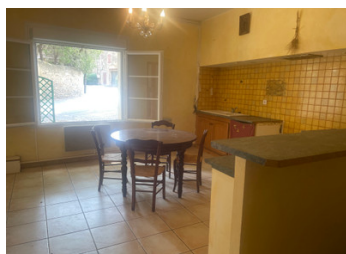
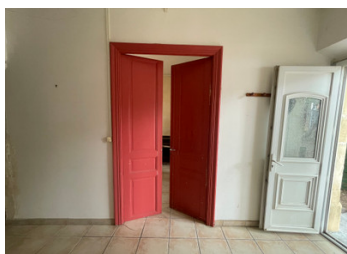
In a beautiful corner of southern France, in the village of Roubia, lies this former wine-grower's house waiting to be revived. The property currently has 3-4 bedrooms, bathroom and separate WC, a living room with fireplace, and spacious kitchen. A big garage with barn above and the original wine tanks provide ample parking and storage. This house holds plenty of potential to become a lovely family home for the whole family. Adjacent is a 500m2 plot of land for pool and garden, or to be built on.

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 600 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Here in a beautiful corner of the Minervois, southern France, lies an elegant old wine-makers house waiting to be revived. This 3-bedroomed property with a 500m2 plot of buildable land adjacent, is in the wine-producing village of Roubia, on the banks of the Canal du Midi, and with open views of hills and vineyards.

Ground floor: Enter a large, tiled hallway, with the living room to the right and an open plan kitchen to the left. The living room has a marble fireplace. The spacious kitchen has a pantry, with a doorway through to the garage. From the hallway, an elegant stone staircase winds up to the first and second floors.

First floor: The landing leads to 3 double bedrooms, a bathroom and a separate WC. The master bedroom has a dressing room, and there are additional storage spaces, providing multiple options for redesigning the layout, adding a bathroom, etc.

Second floor: Continue up the stairs to a vast attic with 4 (unglazed) windows with wonderful views over the surrounding countryside. This attic is ripe for conversion into a light-filled living space.

The garage still contains the original wine cuves, and provides plenty of parking and storage space. Above it is a barn. Next to the garage is the old piggery which faces the walled 500m2 plot of land. The land has a separate gateway and can be easily connected to main drains, water and utilities.

However, depending on the ambitions...