

Ref: A37069COMII

Price: 85 | 063 EUR

agency fees to be paid by the seller

#### Your Private Vineyard Retreat: Pool, Gîte & 27 Hectares of Opportunity















# INFORMATION

Town: Alaigne

Department: Aude

Bed: 5

Bath:

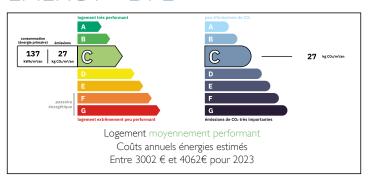
Floor: 250 m2

Plot Size: 360000 m2

### IN BRIEF

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 and outbuildings. Flexible purchase options: full estate €851,063 (agency fees included); main house with smaller land €500,000 + agency fees; remaining vineyard €300,000 + agency fees.

# **ENERGY - DPE**



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.



Ref: A37069COMII

Price: 85 | 063 EUR

agency fees to be paid by the seller







### LOCAL TAXES

Taxe habitation:

**EUR** 

# **NOTES**

#### DESCRIPTION

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 m<sup>2</sup> 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 m<sup>2</sup> • Kitchen 27 m<sup>2</sup> First Floor: Bedroom 1 18 m<sup>2</sup> • Bedroom 2 14 m<sup>2</sup> • Bathroom 5 m<sup>2</sup>

Independent Gîte (Guest House)

Over 90  $\,\mathrm{m}^2$  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 minimal hands-on management

Additional Features

260 m<sup>2</sup> agricultural hangar

Multiple outbuildings and ample storage

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr