



Maison de Maitre,

11200, Aude, Occitanie

€1,995,000

Ref: 2102

* Available * 5 Beds * 1 Bath

18th century Winery, 1200m² living space with a main house, a second house ideal for B&B, further 6 apartments, event room 200m², further 1500m² convertible buildings such as wine cellar,...

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French Entrée 

Property Description

This property benefits from an exceptional situation and is located in the Minervois Corbières area, Languedoc Roussillon, South of France, in lovely countryside and at the same time near a village with all shops and a restaurant. Town, beaches and airports are also within easy reach. A beautiful lane flanked by olive trees leads to the property hidden behind the large park and a beautiful wrought iron gate. The numerous buildings are set around a very large courtyard with old plane trees. The main dwelling and the house with the B&B open onto the park with a large pond (to re-establish) and an orangery to be restored. Both houses have been restored to a very high and contemporary standing. The Gîtes have been renewed to a more modest level but can be immediately rented out. Further there is a fairly new reception room of 200m² with a catering area, ideal for weddings or other events. The large outbuildings can all be converted into living space and even further construction is allowed. Planning permit is easy to obtain since the property is already in a zone where touristic activities are allowed. It is a real dream for a business with all one can think of, as well as around wine tourism!

Description of the buildings

Maison de Maître offers 330m² living area on 3 levels: Ground floor: Entrance, lounge, dining room, kitchen, WC 1st floor: master suite with bedroom, bathroom, dressing and an office. 2nd floor: 3 large bedrooms, bathroom, storage room This house is at the moment still in work but can be already lived in.

Second House 330m² on 2 levels: Ground floor: Entrance, kitchen, dining, lounge in L-shape with fireplace, Suite 55m² with sitting area, bedroom and large bathroom with shower First floor: 3 double bedrooms with en-suite shower room, each 35m², with an independent access a family bedroom 50m² with en-suite bathroom.

Gîte 1 Next to the second house is an independent Gîte / Studio of 28m² with kitchenette and its own terrace with BBQ.

Building with 5 further Gîtes at the far edge of the courtyard

Gîte 2 55m²: kitchen, dining with lounge, terrace with BBQ on GF, bedroom and shower room at the 1st floor.

Gîte 3 110m²: kitchen, dining with lounge, terrace with BBQ on GF, bedroom and shower room at the 1st floor, and another bedroom and shower room at the 2nd floor

Gîte 4 110m²: kitchen, dining with lounge, terrace with BBQ on GF, bedroom and shower room at the 1st floor, and another bedroom and shower room at the 2nd floor

Gîte 5 150m²: kitchen, dining with lounge, terrace with BBQ on GF, 2 bedrooms and shower room at the 1st floor, and another 2 bedrooms and shower room at the 2nd floor

Gîte 6 70m²: kitchen, dining with lounge, terrace with BBQ on GF, 2 bedrooms and shower room at the 1st floor. This one is at the moment under restoration

Orangerie 65m² in the park

Bread oven 15m²

Swimming pool area with pool 11m x 4.5m, terrace, fenced.

Reception / event room 200m²: recently converted, with a waxed and polished concrete floor, ceiling height 5m. office for caterer, sanitary installation, electric heating (for winter events an additional source of heat would be needed). Fully authorised for public reception.

Outbuildings - Stable 300m² with a first floor, total 600m² - Master's stable 60m² with a first floor, total 120m² - Forge with high ceiling 55m² - Workshop 35m² with high ceiling - Bergerie 70m², first floor 70m² needs to be redone - Wine cellar 350m² (with partly vats and huge oak barrels) with a first floor 350m², not in use anymore - Wine cellar storage 60m² - Hangar 140m²

Grounds The grounds of c20ha includes - 1ha of park with a water basin of 25m diameter, in need of restoration - 6ha of vineyard in AOC and IGP - 10ha of arable fields - 70 olive trees along a beautiful drive in

The property has a protected Château brand for the wine as well as for the tourism activity which is sold with the property. 1 employee is today taking care of the vineyards. The harvest is going to the local cave cooperative. The olive harvest gets pressed in the nearby specialised mill so own olive oil can be enjoyed. The buildings being in the middle of the 20ha of grounds benefit from a nice protection belt and offer therefore complete privacy. The entire property can be irrigated with agriculture water. The park needs some loving care and will be quickly back at its glory. The property benefits from town water and the several septic tanks are conforming to the latest legal requirements. Easy access to the property.

General condition The Maison de Maître is at the moment under restoration work but will soon be finished. The second house has been totally restored to a high standard and is ideal for a B&B business since all 5 bedrooms are en-suite, TV and wi-fi throughout. Heating by reversible air condition. The Gîtes have been recently restored too and are ready to be rent out. They are still very nice but not to the same standard as the 2 houses. Here is electric heating and original wooden simple glazed windows. The numerous outbuildings are set around a courtyard and are structurally sound; most roofs have been renewed or restored; only a small part still needs doing. Those buildings are all empty except the wine cellar and most have lovely high ceilings. All buildings can be subject to planning permit converted into living space, what is very unusual. Even a certain amount of buildings could be built in addition to the convertible

and existing ones. Comments A beautiful and rare property in a peaceful and superb environment whilst close to all! With a fabulous business ready to go. Huge scope for further development. A property not to be missed out! Further information is only available once genuine buyer's authenticity has been established.

Gallery

