



Wine-growing estate, 25 hectares,

11240, Aude, Occitanie

€2,393,000

Ref: AF23123

* 4 Beds * 2 Baths * 158m2

Located 30 minutes from La Cité in Carcassonne, this wine-growing estate is composed of 25 hectares of PDO Merlot-Chardonnay and a detached house consisting of 4 bedrooms, 2 bathrooms, 2 toilets, a living-cum-dining room with an open-plan kitchen that overlooks the outside swimming pool, and a cellar,...

- DPE1: 92 DPE2: 5 Number of rooms: 5

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French Entrée 

Property Description

Located 30 minutes from La Cité in Carcassonne, this wine-growing estate is composed of 25 hectares of PDO Merlot-Chardonnay and a detached house consisting of 4 bedrooms, 2 bathrooms, 2 toilets, a living-cum-dining room with an open-plan kitchen that overlooks the outside swimming pool, and a cellar, a garage, and a laundry room. All in the middle of more than 2.6 ha of grapevines. The property also includes a big 250 m² outbuilding that is in perfect condition. Several of the wine-growing plots can be built on.

You're going to love this property as soon as you see it - with its magnificent drive lined with old olive trees, the dazzling garden with lavender and other plants, the panoramic view and the pool overlooking the grapevines.

The front door opens onto a 9 m² entrance hall that gives onto a living-cum-dining room that stretches over 40 m². To the left is the fully-fitted open-plan kitchen that measures 16 m². To the right is a 6 m² study. After the study, and still to the right, there is a big 15 m² laundry room and a garage measuring more than 20 m². Returning back to the living area and to the far right of the entrance hall, there is an 11 m² bedroom, a 7 m² bathroom (walk-in shower, whirlpool tub), a separate toilet and another bedroom that measures more than 15 m².

The staircase in the entrance hall takes you to the first floor where the third and fourth bedrooms are located. Both of them measure 14 m² and have breathtaking views of the vineyard. This floor also has a 7 m² bathroom with a walk-in shower, and it is next to the separate toilet.

From the living area you can also go onto the terrace which is tiled and in the shade. From here you can go directly to the pool. It measures 11m x 5 m and has a view overlooking the valley.

The outbuilding measures 250 m² and is used mainly as a storeroom. Ideal for professional wine growers. This estate is in exceptional condition. Imagine what it could become with a minimal investment (wine-making room, wine and spirit storehouse, bottling, gîtes...). The production of the vineyard currently collects vintage wines of large estates from here and there. That is what makes it an enormous opportunity.

The roof of this lovely home has concave tiles. It benefits from classic brick construction; heated flooring; cooling and heating of the pool by aerothermal energy; water is heated via geothermal energy; double glazing; individual drainage system that complies with current standards.

The vineyard:

- a 27,000 m² parcel of Chardonnay; ideally situated; yield this year of 36 hl/ha.
- a flat 32,000 m² parcel of Merlot; yield this year of 73 hl/ha.
- a 30,000 m² parcel of Chardonnay; ideally situated on hillside facing due south; yield this year of 36 hl/ha.

Thanks to the size of each plot, the future owner could easily build his own house on one of them.

You're going to truly appreciate these plots thanks to their geographic situation, their dominant position and the panoramic views that some of them have, as well as the option of building homes on them. Networks available on edge of land. Individual drainage system will need to be installed.

You're going to enjoy strolling peacefully through this large estate, which is waiting for you to give it a name, in the middle of the grapevines and olive trees and with an unrivalled view.

Located 3 minutes from all conveniences; an hour and 15 min from the international airport Toulouse Blagnac; 35 minutes from the airport of Carcassonne (Ryanair serves the entire UK); an hour and a half from ski slopes and the Mediterranean Sea; 2 hours and 50 min from the Atlantic Ocean.

Gallery

