



## Character House,

11000, Aude, Occitanie

\* Available \* 6 Beds \* 1 Bath

Lovely estate former winery with main house with B&B, 2 gites, 3 studios, 11 bedrooms, pool area in interior courtyard, old wine cellar with vats, barns, garage, grounds 1653m2, quiet...

# €677,000

Ref: 2458

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 

## Property Description

Built in the 19th century, this greatly modernised estate, is a former winegrower's house located in the region of Carcassonne, Languedoc Roussillon, Occitanie, South of France. The property offers 2 gîtes, 3 studios and B&B with a goal to create seasonal and year-round rental income. The property offers all modern comfort, gas central heating and air conditioning. The main house has 6 bedrooms of which 2 are used as B&B accommodations, each gîte has its own kitchen, living room, bedroom and shower room. 2 studios have a mezzanine, the 3rd is on the ground floor. Each set of accommodation has its own independent entrance and parking. &nbsp;Good commercial potential, not to be missed, ideal for life style change!

**Description of the building**  
The property offers 480m<sup>2</sup> of living space. Main house 230m<sup>2</sup> Ground floor: Entrance, dining room 26m<sup>2</sup>, kitchen 18m<sup>2</sup>, living room 38m<sup>2</sup>, utility room 19m<sup>2</sup>, pantry 10m<sup>2</sup>, WC and hallway 10m<sup>2</sup>. 1st Floor: Stairwell 24m<sup>2</sup>, hallway 18m<sup>2</sup>, bedroom 1 18m<sup>2</sup>, bedroom 2 14m<sup>2</sup>, bedroom 3 13m<sup>2</sup>, bedroom 4 14m<sup>2</sup>, shower room 3m<sup>2</sup>, bathroom 7m<sup>2</sup>, B&B bedroom 5 26m<sup>2</sup>, B&B bedroom 6 22m<sup>2</sup>. Gite 1 over 2 floors 75m<sup>2</sup> Gite 2 over 2 floors 75m<sup>2</sup> Studio 1 with Mezzanine 35m<sup>2</sup>, usable space 40m<sup>2</sup> Studio 2 with Mezzanine 35m<sup>2</sup>, usable space 40m<sup>2</sup> Ground floor studio 30m<sup>2</sup> Swimming pool Approximately 10m x 5m in concrete, secure surrounding terrace

**Outdoor buildings** Large former wine cellar with vats, height 7.5m barn 86m<sup>2</sup> barn 107m<sup>2</sup> Garage, with pool technical area 30m<sup>2</sup>

**Grounds** With a surface area of 1653m<sup>2</sup>, there is a courtyard with a Mediterranean garden, established trees and flowerbeds, the swimming pool side has lawn. The trees provide shade for different terraces, offering the possibility of eating both in the sun or shade and as well depending on the season. The location is calm although it is in the village centre. In addition to the garage it is possible to park several cars, easy access with an automatic gate. Mains water and drainage. General Condition The property is well maintained, in good condition and can be lived in immediately. Double and single glazing on the windows. Mains gas heating and reversible air conditioning.

**Comments** This property is quiet, in the centre of a medieval village and not far from a large town. Restored to modern comfort, it provides a very warm atmosphere. Ideally suited for a family wanting to settle permanently in the Carcassonne area, or as a holiday home, with significant rental income. Ideally located, quick access to the various airports in the region, to railways and motorways. A perfect business opportunity!



## Gallery

