



## Winegrowers house on 3Ha!,

81600, Gaillac, Tarn, Occitanie

\* Available \* 5 Beds \* 1 Bath

Winegrowers house on 3Ha!

# €371,000

Ref: BVI71473



## Property Description

This former winegrowers' house is a unique opportunity to acquire a property in the middle of the Gaillac vineyards, with 3 hectares of land, including 1.5 hectares of vines, an orchard and a large field of sunflowers. It is habitable as is, with central heating, but the interior is dated and would benefit from a major update. On the ground floor there is a living room, shower room, bedroom and storeroom. Upstairs, 5 large bedrooms, totalling 100m<sup>2</sup>. And, downstairs, there are still the wine cellars (80m<sup>2</sup>). It goes without saying that this building would benefit from complete renovation to achieve its full potential (subject to necessary permissions), which explains the very attractive price. If you have a great project in mind, contact us immediately for a visit. The views, no comment!

Price including agency fees : 371 000 €

Price excluding agency fees : 350 000 €

Buyer commission included: 6%

