



IDYLLIC WINE COUNTRY RETREAT WITH SALTWATER POOL & GUEST DWELLING



PROPERTY FACT FILE

REFERENCE	A37069COMI I
PRICE	€ 970,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	1
ACCOMMODATION	250 m ²
LAND	360000 m ²
TOWN	Alaigne
DEPARTMENT	
LOCATION	
TYPE	Ensemble de Gîtes, Vineyard, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

*Price based on current exchange rate which is subject to change

- Flexible purchase option
- Excellent business potential
- +Accommodation with Rental or Guest Potential
- Stunning views
-

IDYLLIC WINE COUNTRY
RETREAT WITH
SALTWATER POOL &
GUEST DWELLING...

Ref : A37069COMI I

Set in the heart of Aude's wine country, this beautifully renovated estate features a 160 m² main house with modern comforts, plus a 90 m² second dwelling. Highlights include a saltwater pool, panoramic vineyard and mountain views, a 260 m² agricultural hangar. Grapes are delivered to a cooperative cellar. Ideal for vineyard enthusiasts or

DESCRIPTIF

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.

The main residence, approximately 160 m² across two levels, was completely renovated between 2022 and 2023 with high-quality materials, creating a bright and elegant living space. It features a spacious living room, an open kitchen and dining area, three bedrooms, a bathroom, and a separate WC — all combining modern functionality with timeless style.

Outdoor spaces are ideal for both relaxing and entertaining, including a saltwater swimming pool, sun loungers, an integrated barbecue, and a covered dining area — all set against a backdrop of uninterrupted natural beauty.

An adjacent independent dwelling of over 90 m² offers two bedrooms, a bathroom, and generous living and kitchen areas. It currently serves as additional accommodation, with excellent potential for guest use, rental income, or multigenerational living.

The estate includes 27 hectares of vineyard and land. The vineyard is currently under contract with the local cooperative, which purchases the entire grape harvest and provides a substantial and reliable annual income. This contract is now in its final year but is renewable, offering a practical and profitable way to maintain production with minimal hands-on management.

For buyers who may find 27 hectares too ambitio

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37069COMI I>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

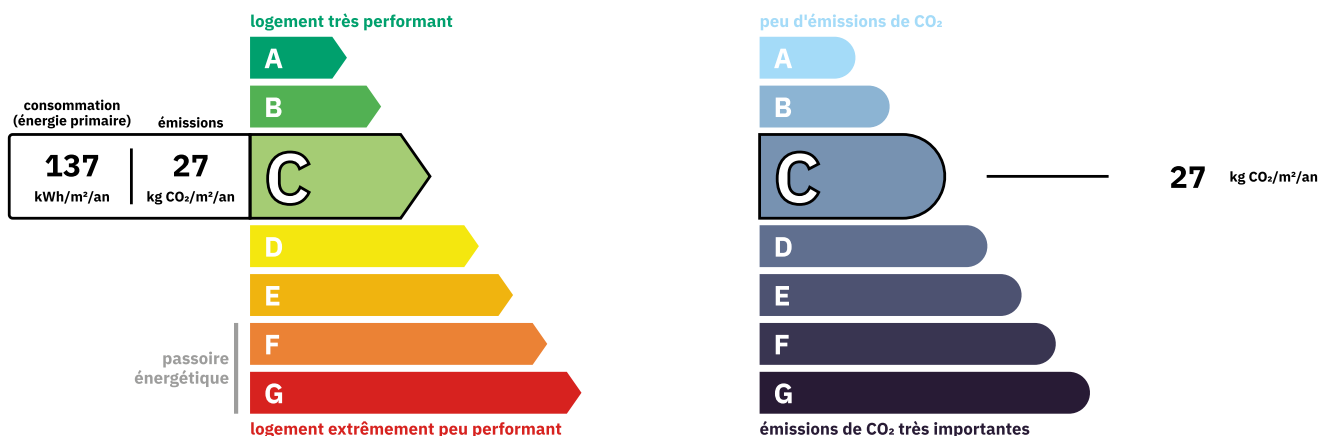
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

IDYLLIC WINE COUNTRY
RETREAT WITH SALTWATER
POOL & GUEST DWELLING...

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A37069COMI I

ENERGIE-DPE



Property Moderately efficient
Estimated annual energy costs
between 3002 € and 4062€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A37069COMI I
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr