



## YOUR PRIVATE VINEYARD RETREAT: POOL & 27 HECTARES OF OPPORTUNITY

YOUR PRIVATE VINEYARD  
RETREAT: POOL & 27  
HECTARES OF  
OPPORTUNITY...



## PROPERTY FACT FILE

REFERENCE	A37069COM11
PRICE	€ 851,063 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	1
ACCOMMODATION	250 m <sup>2</sup>
LAND	360000 m <sup>2</sup>
TOWN	Alaigne
DEPARTMENT	
LOCATION	
TYPE	
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

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



- Stunning views
- Excellent business potential
- Strategic Location for Wine Tourism Growth
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This scenic estate in the Aude region comprises a fully renovated residence, an approximately 27 hectares of vineyard and agricultural land. Set in a peaceful rural environment with open views toward the Pyrenees, the property offers generous living spaces, outdoor amenities including a swimming pool, and extensive

## DESCRIPTION

Set among the rolling vineyards of the Aude region, this picturesque estate combines beautifully renovated residential accommodation with extensive agricultural land, enjoying open views across the surrounding countryside and toward the Pyrenees.

### Residence

Approximately 250 m<sup>2</sup> over two levels, fully renovated in 2022–2023 using high-quality materials.

The house offers a bright and elegant living environment, including an open-plan kitchen and dining area, a comfortable sitting room, three bedrooms, a bathroom, and a separate WC.

Outdoor living spaces are designed for both relaxation and entertaining, with a saltwater swimming pool, sun loungers, an integrated barbecue, and a covered dining area.

### Room sizes

Ground Floor: Sitting room 12 m<sup>2</sup> • Kitchen 27 m<sup>2</sup>

First Floor: Bedroom 1 18 m<sup>2</sup> • Bedroom 2 14 m<sup>2</sup> • Bathroom 5 m<sup>2</sup>

Ground Floor: Sitting room 62 m<sup>2</sup> • Kitchen 26 m<sup>2</sup>

First Floor: Room 1 14 m<sup>2</sup> • Room 2 14 m<sup>2</sup> • Bedroom 3 14 m<sup>2</sup> •

Bathroom 7 m<sup>2</sup> • Separate WC 2 m<sup>2</sup>

### Vineyard Land & Grounds

The property extends over approximately 27 hectares of vineyard and surrounding agricultural land. The vines are currently maintained under contract with a local cooperative, which handles the harvest. The existing agreement is in its final year and may be renewed at the discretion of the new owner, offering flexibility for future use of the land.

### Additional Features

Agricultural hangar of approximately 260 m<sup>2</sup>

Several outbuildings and storage areas

Open, rural setti...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A37069COM11>

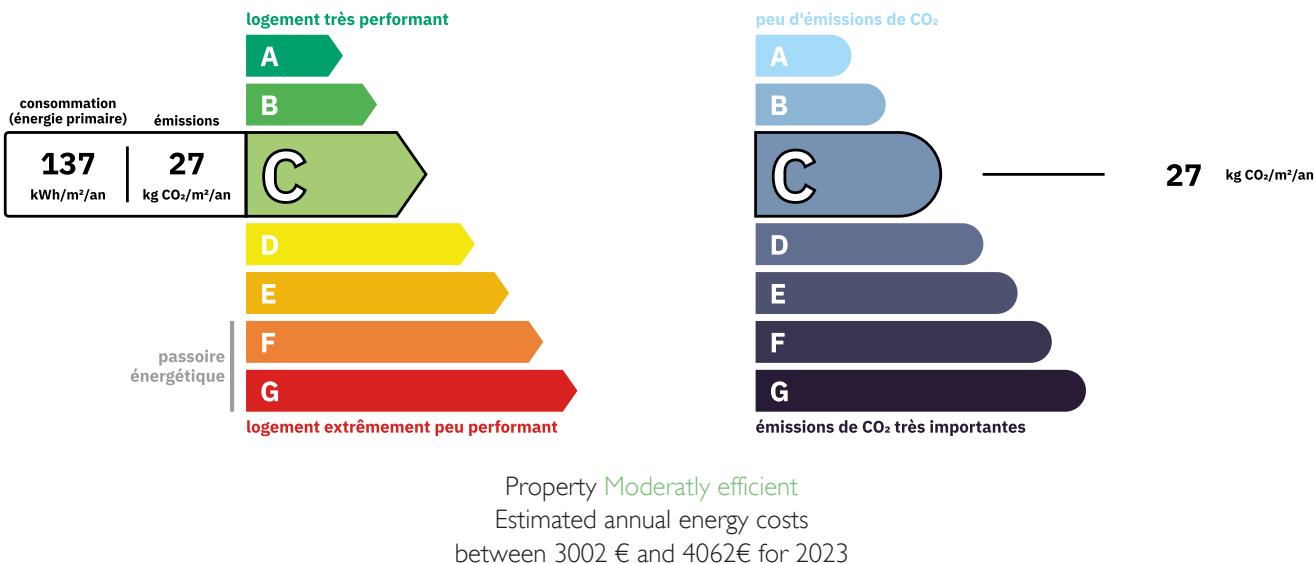
COMPLETE FILE AND PHOTO ON REQUEST

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Ref : A37069COMII

## ENERGIE-DPE

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



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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