



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

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



## PROPERTY FACT FILE

REFERENCE	A37069COM11
PRICE	€ 851,063 £ 0* <small>*agency fees to be paid by the seller</small>
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
<small>*Price based on current exchange rate which is subject to change</small>	



- 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 and 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://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

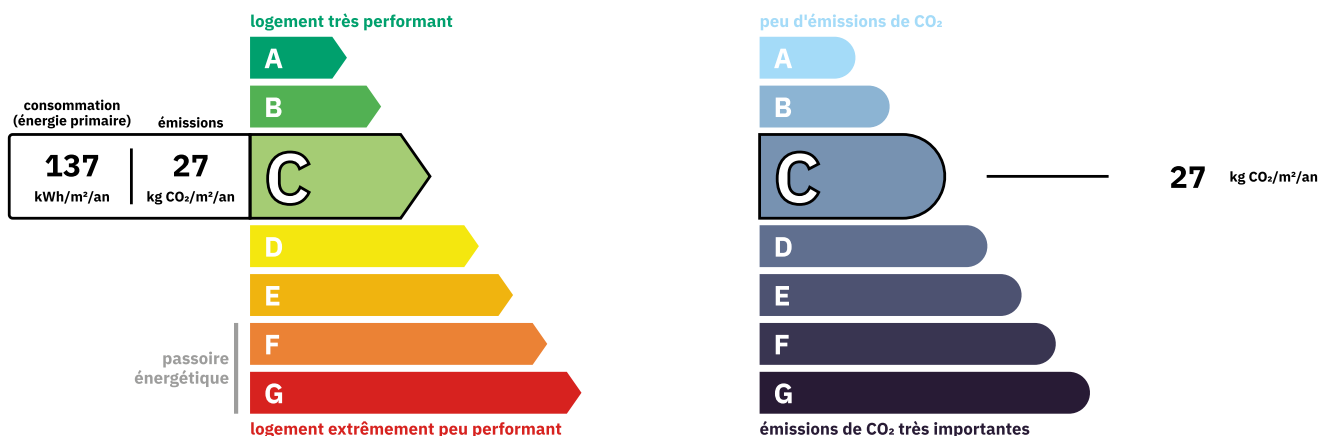
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

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## ENERGIE-DPE



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

## NOTICE

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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.

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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](mailto: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](mailto:prestige@leggett.fr)