

## Former Wine Domain In The Heart Of The Vineyards



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 406,300.7

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Moussan
Cap:	11120
Pubblicato:	20/01/2025

#### Descrizione:

REDUCED in price - Great renovation project. Former wine domain located in the heart of the vineyards in an hamlet with just a few dwellings. This beautiful building offers a total surface area of almost 600 m2.

It offers 318 m2 of living space, including 7 to 8 bedrooms, 2 shower rooms, a large kitchen, a living room of over 45 m2, a large room of almost 90 m2 with exposed beams leading on a terrace with swimming pool on the 1st floor. There is also a large workshop/garage of 147 m2, a convertible attic of 60 m2, on a plot of 3102 m2 with an annex of 28 m2 (which can be converted into a summer kitchen).

A great project that will appeal to even the most inventive ones to bring these beautiful surroundings back to life. Work to be carried out.

- Location: In a hamlet in the heart of the vineyards, located 5 minutes from Cuxac-d'Aude (village with all amenities), 15 minutes from Narbonne and 25 minutes from the beaches.

- Ground floor: Entrance into large 30.31 m2 kitchen (working plan, double sink, gas hob, electric oven),

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utility room of 8.09 m<sup>2</sup>, study of 8.12 m<sup>2</sup>, large living/dining room of 45.15 m<sup>2</sup> with French doors to terrace, marble fireplace and staircase to 1st floor, large corridor of about 10 m<sup>2</sup>, 4 bedrooms of 12.82 m<sup>2</sup>, 11.72 m<sup>2</sup>, 12.04 m<sup>2</sup> and 10.51 m<sup>2</sup>, shower room of 8.10 m<sup>2</sup> (shower, double washbasin unit), hall leading to the workshop/garage with old wine vats of over 147 m<sup>2</sup> and to the 1st floor with staircase.

- 1st (central staircase): Corridor of almost 10 m<sup>2</sup>, large bedroom of 37.93 m<sup>2</sup> with balcony and views over the vineyards, shower room of 10.25 m<sup>2</sup> (shower, washbasin), WC of 1.66 m<sup>2</sup>, bedroom of 16.64 m<sup>2</sup> with mezzanine, bedroom of 17.53 m<sup>2</sup>, access to convertible attic of 60 m<sup>2</sup>, large room of 87.64 m<sup>2</sup> with exposed beams and bay windows opening onto terrace and swimming pool, large terrace of 70 m<sup>2</sup> with swimming pool.

- Outside: 3102 m<sup>2</sup> of land in the heart of the vineyards, a large 70 m<sup>2</sup> terrace with swimming pool.

- Miscellaneous: Renovation work to be considered (total project), septic tank (not up to standard), large volumes, in a flood zone, water from forage, estimated amount of annual energy consumption for standard use: between 3060 Euro and 4190 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), annual property tax of 1982 Euro.

A great project. Huge potential.

The prices are inclusive of agents fees (paid by the vendors).

The notaire's fees have to be paid on top at the actual official rate.

#### Other Features

Property Size: 318 m<sup>2</sup>

Property Lot Size: 3,102 m<sup>2</sup>

Bedrooms: 8

Bathrooms: 2

Latest properties

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Herault departments.

French property buyers look in this region due to its numerous and varied landscapes as well as the rich cultural heritage, Aude has become an ever popular destination recently due to the gastronomy of the region, as well as its many festivals and dramatic scenery.

Carcassonne is the cultural heart of the Aude department, and all through the region you will find lovely properties either to live in or to use as holiday homes. Aude is an agricultural area dominated by wine-growing in the east and the climate is that of the Mediterranean so summers are hot and dry and winters

are mild and humid.

It is the perfect location if you are looking for a quiet life and to be in harmony with your surroundings.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condizione: **Good**

#### **Comune**

Camere da letto:	8
Bagni:	2
Dimensione del lotto:	3102 mq

#### **Building details**

Outdoor Amenities:	Pool
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#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID:	IX6.591.412
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