

Former wine growers' property for renovation. 6 houses, numerous outbuildings. 5 acres of land.



INFORMATION

Town:	Couffoulens
Department:	Aude
Bed:	0
Bath:	0
Floor:	1434 m2
Plot Size:	20058 m2

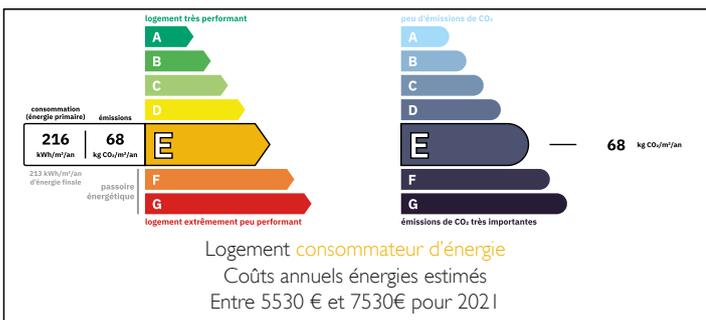
IN BRIEF

Rare opportunity to acquire a complete hamlet for redevelopment. This former domaine consists of a number of houses, plus barns and outbuildings set around a central esplanade. The property is set in its own 5 acres of ground, secluded from the neighbours yet close to the local village and only 15 minutes from Carcassonne.

The property consists of a grand "maison de maitre" plus 4 workers cottages, garages, a pigeonier and 2 large warehouses, all requiring renovation. In addition there is a separate agricultural building formerly used for wine production, which is in good condition and has the potential to be converted into residential accommodation.

The current owners have architectural plans to create a development of up to 16 dwellings, with individual garden space, parking, allotments and orchard. These plans are available by separate

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

A private drive through the wooded grounds leads to the central esplanade, the hub of the property. To the left lie the houses and barns, with the large winery to the right.

Buildings:

- Maison de Maitre and garage. This large house could either be restored to its former glory, with, on the ground floor, study, shower room, sitting room / dining room, kitchen, utility room, WC, and, on the first floor, 6 bedrooms and 2 bathrooms, or divided into 2 houses each with 4 bedrooms, study, sitting room of 40m2, plus kitchen and dining room.

- Houses 2 & 3 are currently connected, but would be better returned to their original design as independent 2 / 3 bedrooomed houses.

- House 4, with garage, for conversion to a larger house.

- House 5, small character property with tower.

- House 6 could be created including the rest of the garage space linked to house 4.

- Barn 1 is in good condition, secure., and is currently used for storage of bottled wine.

- Barn 2 has 2 levels with an annexe on the lower level.

- Winery, agricultural building with metal roof, on 4 levels.

- Pigeonnier could be converted to a small 1 bedroom house.

- Stone tower.

- Open barn used as a vehicle store, in good condition

LOCAL TAXES

Taxe foncière: **4534 EUR**

Taxe habitation: **EUR**

NOTES