

18th century village wine press comprising of 4 dwellings, a main house and 3 gites + barn with large garden.

## EXCLUSIVE



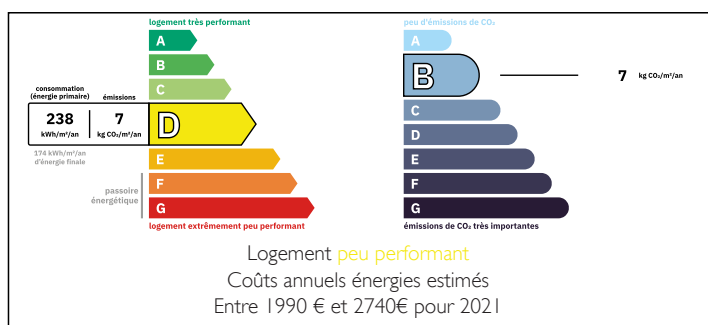
## INFORMATION

Town:	Escueillens-et-Saint-Just-de-B
Department:	élangard Aude
Bed:	5
Bath:	4
Floor:	216 m2
Plot Size:	925 m2

## IN BRIEF

Historic 18th century former village wine press full of character and offering a wealth of possibilities. This truly charming historic property offers a welcome escape for those wishing to escape the hustle and bustle and rediscover themselves in a tranquil country idyll. Walk in the stunning surrounding countryside and while away the hours with the obligatory long lunches, weekly markets and numerous wine tours that are on your doorstep. For those in search of culture, the UNESCO World Heritage Cite of Carcassonne is a 45 minute drive, as are the many famous Cathar castles perched precariously on the mountainside. The Mediterranean beaches are a 1h25min drive and the Spanish border and Andorra are a 2 hour drive, whilst in winter the ski slopes are 45 minutes away. The international airports of Toulouse, Carcassonne and Perpignan make light of your...

## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe foncière: 2660 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Nestled in the middle of the charming village of Escuillens-et-Saint-Just-de-Belengard, the property enjoys a tranquil disposition with a well-established garden offering private areas for relaxation. The main building offers spacious living with modern comforts that have been thoughtfully created by the current owners over many years.

Entry into owners living space via a bright dining room of 15.5m<sup>2</sup> which leads into a fully equipped kitchen of 14.12m<sup>2</sup> with an office area. There is a pantry 6.8m<sup>2</sup>, lounge 17.9m<sup>2</sup> and workshop of 26m<sup>2</sup>.

On the first floor of the main residence are 2 bedrooms of 16.7 & 13.3m<sup>2</sup> and a shower room of 3.1m<sup>2</sup> and separate WC.

Second floor accessed from first floor staircase or with its own entrance to the rear of the property is the "Malpere" gite which consists of a kitchen/diner 11.8m<sup>2</sup>, lounge 18m<sup>2</sup>, bedroom 9.3m<sup>2</sup> and a shower room with WC.

Next door to the rear of the property is the "Corbieres" gite which has an 18.8m<sup>2</sup> kitchen/diner, bathroom 3.7m<sup>2</sup>, stairs to a mezzanine bedroom of 9.3m<sup>2</sup>.

The next gite to the rear is the "Soujeole" fully open plan arranged as a 16.9m<sup>2</sup> kitchen/lounge diner, sleeping area of 9.8m<sup>2</sup>, shower room with WC 5.6m<sup>2</sup>. An additional space of 10.5m<sup>2</sup> in the eaves would suit a child's sleeping area.

The complex is completed by an attached converted barn referred to by the owners as "The Grange" which offers an expansive communal area of 65.5m<sup>2</sup> with a mezzanine of 28.9m<sup>2</sup>. Wood burning stove, fitted kitchen and appliances and...