



DESCRIPTION

Exquisite Wine Estate with 14 Bedrooms, Swimming Pool, Gîtes, and Business Potential – Near Carcassonne

Set amidst the stunning vineyards of the Minervois and Corbières regions, this beautifully restored former wine estate offers an extraordinary living experience. Offering over 2 hectares of land, this unique property provides a perfect blend of history, charm, and modern comfort. The estate features a spacious 3-bedroom main house, four self-contained gîtes, a large swimming pool, several outbuildings with immense potential, and over 1.6 hectares of active vines. With its peaceful surroundings and proximity to the renowned historic sites of the region, this estate presents an exceptional opportunity for those looking for a luxurious lifestyle or a profitable business venture.

LOCAL TAXES

Taxe foncière: 2943 EUR

Taxe habitation: EUR

Main House (167 m²)

Upstairs: A spacious, light-filled lounge with a traditional wood-burning stove, a well-appointed kitchen/diner, a cloakroom/office, and a separate WC.

Master Suite: The master bedroom comes with its own ensuite bathroom, offering privacy and comfort.

Downstairs: Two additional bedrooms, dressing and a large family bathroom, ideal for family living.

Private Terrace: A private and peaceful outdoor area, perfect for al fresco dining and relaxation, secluded from the gîtes, ensuring maximum privacy for the main house.

Gîtes

The property offers four charming gîtes, each designed to provide both comfort and privacy,

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