

## Idyllic Wine Country Retreat with Saltwater Pool & Guest Dwelling

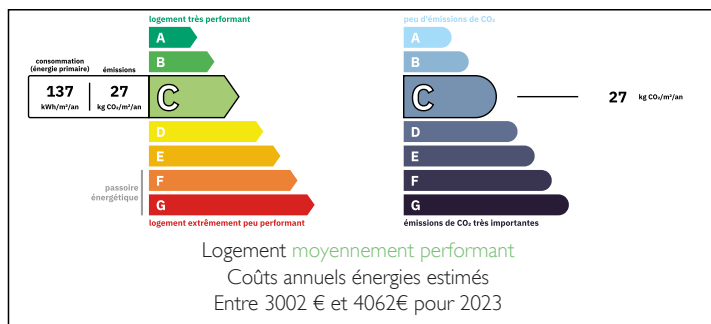


## INFORMATION

Town:	Alaigne
Department:	Aude
Bed:	5
Bath:	1
Floor:	250 m2
Plot Size:	360000 m2



## ENERGY - DPE



## IN BRIEF

Set in the heart of Aude's wine country, this beautifully renovated estate features a 160 m<sup>2</sup> main house with modern comforts, plus a 90 m<sup>2</sup> second dwelling. Highlights include a saltwater pool, panoramic vineyard and mountain views, a 260 m<sup>2</sup> agricultural hangar. Grapes are delivered to a cooperative cellar. Ideal for vineyard enthusiasts or those seeking peaceful country living.

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

Located among the scenic vineyards of the Aude region, this substantial wine estate offers a rare combination of renovated comfort and active agricultural heritage, with sweeping views over the surrounding vines and the Pyrenees mountains.

The main residence, approximately 160 m<sup>2</sup> across two levels, was completely renovated between 2022 and 2023 with high-quality materials, creating a bright and elegant living space. It features a spacious living room, an open kitchen and dining area, three bedrooms, a bathroom, and a separate WC — all combining modern functionality with timeless style.

Outdoor spaces are ideal for both relaxing and entertaining, including a saltwater swimming pool, sun loungers, an integrated barbecue, and a covered dining area — all set against a backdrop of uninterrupted natural beauty.

An adjacent independent dwelling of over 90 m<sup>2</sup> offers two bedrooms, a bathroom, and generous living and kitchen areas. It currently serves as additional accommodation, with excellent potential for guest use, rental income, or multigenerational living.

The estate includes 27 hectares of vineyard and land. The vineyard is currently under contract with the local cooperative, which purchases the entire grape harvest and provides a substantial and reliable annual income. This contract is now in its final year but is renewable, offering a practical and profitable way to maintain production with minimal hands-on management.

For buyers who may find 27 hectares too ambitious, there is also the option to purchase just the main house with a smaller parcel of land — offering the same lifestyle appeal on...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES