

Idyllic Wine Country Retreat with Saltwater Pool & Guest Dwelling



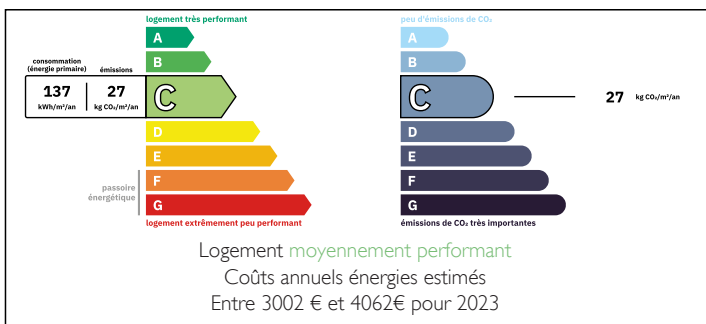
INFORMATION

Town:	Alaigne
Department:	Aude
Bed:	5
Bath:	1
Floor:	160 m ²
Plot Size:	36000 m ²

IN BRIEF

Set in the heart of Aude's wine country, this beautifully renovated estate features a 160 m² main house with modern comforts, plus a 90 m² second dwelling to renovate. Highlights include a saltwater pool, panoramic vineyard and mountain views, a 260 m² agricultural hangar, and all necessary vineyard equipment. Grapes are delivered to a cooperative cellar. Ideal for vineyard enthusiasts or those seeking peaceful country living.

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

Located among the scenic vineyards of the Aude region, this estate offers a unique combination of renovated comfort and agricultural heritage, with breathtaking views of the surrounding vineyards and the Pyrenees mountains.

The main house, approximately 160 m² over two floors, was completely renovated between 2022 and 2023 using premium materials to create a bright and welcoming living space. It includes a spacious living room, an open kitchen and dining area, three bedrooms, a bathroom, and a separate WC, blending modern amenities with timeless charm.

The outdoor areas provide an inviting space for relaxation and entertaining, featuring a saltwater swimming pool, sun loungers, an integrated barbecue, and a covered dining area—all overlooking stunning natural landscapes.

An adjacent, independent dwelling of over 90 m² offers two bedrooms, a bathroom, and living and kitchen spaces. Although it requires renovation, this space presents excellent potential for guest accommodation, rental income, or expansion.

The property also includes a 260 m² agricultural hangar equipped with all the necessary machinery for vineyard maintenance. While there is no private vinification cellar, the harvest is delivered to the local cooperative winery.

Additional outbuildings and storage complete this versatile estate, offering a rare opportunity for those seeking a lifestyle rooted in nature and viticulture.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES