

## Your Private Vineyard Retreat: Pool & 27 Hectares of Opportunity



## INFORMATION

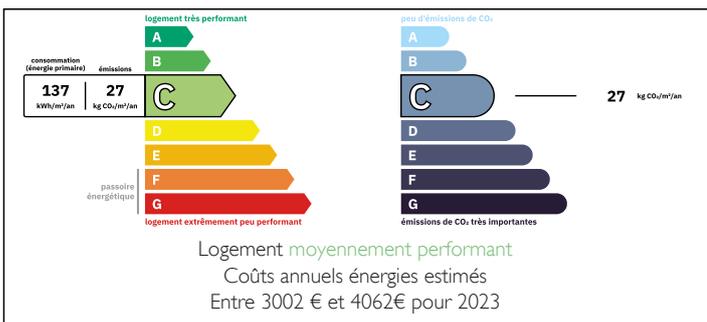
Town:	Alaigne
Department:	Aude
Bed:	5
Bath:	1
Floor:	250 m2
Plot Size:	360000 m2



## IN BRIEF

This scenic estate in the Aude region comprises a fully renovated residence, an and approximately 27 hectares of vineyard and agricultural land. Set in a peaceful rural environment with open views toward the Pyrenees, the property offers generous living spaces, outdoor amenities including a swimming pool, and extensive outbuildings. The vineyard land is currently maintained under a cooperative arrangement, offering flexibility for future use. A rare opportunity to acquire a substantial countryside property with versatile potential in one of southern France's most attractive wine regions.

## 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

Set among the rolling vineyards of the Aude region, this picturesque estate combines beautifully renovated residential accommodation with extensive agricultural land, enjoying open views across the surrounding countryside and toward the Pyrenees.

### Residence

Approximately 250 m<sup>2</sup> over two levels, fully renovated in 2022–2023 using high-quality materials. The house offers a bright and elegant living environment, including an open-plan kitchen and dining area, a comfortable sitting room, three bedrooms, a bathroom, and a separate WC. Outdoor living spaces are designed for both relaxation and entertaining, with a saltwater swimming pool, sun loungers, an integrated barbecue, and a covered dining area.

### Room sizes

Ground Floor: Sitting room 12 m<sup>2</sup> • Kitchen 27 m<sup>2</sup>  
First Floor: Bedroom 1 18 m<sup>2</sup> • Bedroom 2 14 m<sup>2</sup> • Bathroom 5 m<sup>2</sup>

Ground Floor: Sitting room 62 m<sup>2</sup> • Kitchen 26 m<sup>2</sup>  
First Floor: Room 1 14 m<sup>2</sup> • Room 2 14 m<sup>2</sup> • Bedroom 3 14 m<sup>2</sup> • Bathroom 7 m<sup>2</sup> • Separate WC 2 m<sup>2</sup>

### Vineyard Land & Grounds

The property extends over approximately 27 hectares of vineyard and surrounding agricultural land. The vines are currently maintained under contract with a local cooperative, which handles the harvest. The existing agreement is in its final year and may be renewed at the discretion of the new owner, offering flexibility for future use of the land.

### Additional Features

Agricultural hangar of approximately 260 m<sup>2</sup>  
Several outbuildings and storage areas  
Open, rural setting with excellent access to the surrounding region

Entire property (main house and vineyard land):  
€851,063 (fees included)

## LOCAL TAXES

Taxe habitation: EUR

## NOTES