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L'Immobilier d'Exception
FRANCE

91 HA WINE GROWING CHARMING PROPERTY IN THE AUDE WITH HOUSES AND BUILDINGS



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Location: 10 minutes from the motorway, 15 minutes from Carcassonne, 45 minutes from Narbonne and its beaches, 1 hour from Toulouse and its international airport, in the heart of the Corbières, at the foot of the Alaric mountain.

Description: 91 ha estate, 45.5 ha of which are AOP Corbières or Languedoc vines, mainly IGP. They are particularly well maintained. The main block (76 ha) is around the buildings. The vines are classified HVE. The grapes (Syrah, Grenache, Carignan, Vermentino, Grenache gris, Chardonnay, Merlot) are currently sold to the trade or vinified in a cooperative cellar, but a wine cellar can be recreated on site. The yields are high.

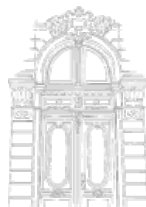
All the buildings have retained the charm and authenticity of the Languedoc estates. The buildings, including the house, face south. They are protected by a magnificent park with large cedars and other hundred-year-old trees. There is a nice swimming pool area (12x6). The main house is in good condition, it offers 215 m² of living space including 8 bedrooms, there are also 2 other small houses (60 m² and 85 m²) well equipped, which can be used as gites or caretakers house. Several outbuildings (1000 m² for all) with garages, stables, sheepfold, old cellar, forge. A 60 m² x 3 levels ruin with its 120 m² barn could be renovated separately from this property.

Our opinion: This farm is both a beautiful working tool and a place where it would be good to live, and even to develop a tourist activity.

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Prix : 1 908 000 € FAI

Réf. 1750 PP.



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