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## Large Wine domaine with a Château in the Aude

Carcassonne , Aude , Occitanie



# €3,700,000

inc. of agency fees

6 Beds    2 Baths    363 sqm    120 ha

Magnificent wine estate located on the heights of a village just 10 minutes from Carcassonne and its international airport in the department of Aude, in Occitanie.

### At a Glance

<b>Reference</b>	MFH-MSA74270	<b>Near to</b>	Carcassonne	<b>Price</b>	€3,700,000
<b>Bed</b>	6	<b>Bath</b>	2	<b>Hab.Space</b>	363 sqm
<b>Land</b>	120 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	€3000.00

### Property Description

This remarkable and unique property consists of a beautifully preserved 19th-century chateau that has been recently renovated throughout. It also features a garage for your vehicles, a park with a splendid swimming pool and complete privacy, a stone building with four renovated independent apartments that are currently

rented out, and three large stone and wood-framed hangars for all your agricultural equipment. The hangars are in good condition.

The property spans 121 hectares and is contiguous. It comprises 70 hectares of AOP vineyards, 19 hectares of fields (including 5 hectares located adjacent to the park and one of the hangars, suitable for horses), and 32 hectares of woodland with various tree species. The estate currently produces AOP "Malepère" wine and is a tranquil sanctuary nestled in the foothills of the Malepère region. Additionally, all the necessary agricultural equipment for managing the vineyard is available for purchase as an option for approximately €600,000. The château holds fantastic potential for further development.

## **Accommodation in the Château**

### **The ground floor**

- entrance, hall and corridors - 45 sqm
- living room - 29 sqm
- dining room - 33 sqm
- fully equipped kitchen with marble - 30 sqm
- cellar - 6.27 sqm
- office - 15 sqm
- toilet - 3 sqm
- large garage for cars - 60 sqm

### **The first floor**

- bedroom 1 - 21.85 sqm
- bedroom 2 - 27 sqm
- Master bedroom 3 - 20 sqm
- bathroom and shower plus toilet - 16.33 sqm
- bedroom 4 - 18 sqm
- bedroom 5 - 19 sqm
- bedroom 6 - 11.02 sqm
- bathroom 2 - 9.18 sqm
- dressing - 8 sqm

### **Features in the Chateau**

- double-glazed joinery and some single glazing
- very good general condition
- oil central heating
- kitchen with marble trays
- alarm system monitoring the property and all buildings

- authentic wooden floors
- gravel driveway
- automatic gates
- castle roof redone 7 years ago
- fenced garden
- terraces in the sun and shaded

## Outside

- BBQ area
- many terraces
- lovely swimming pool with cover
- Stone building with four tenants and 3 with each private garden (good revenues !)
- barn for tractors no1 - 240 sqm
- barn for tractors no2 - 330 sqm
- barn 3 next to château, ideal if you wish to have stables because fields just next to it - 310 sqm
- 70 hectares of Vineyards producing "Malepère" wine
- 19 hectares of fields
- 32 hectares of woods
- 2 entrances

## Additional Information

- 2 attics with possibility to add other rooms and bathrooms - 100 sqm
- room in tower with view on Carcassonne and Black Mountains - 11 sqm
- possibility for water irrigation of the Vineyards

## The Area and Access

- Carcassonne and airport at 10 minutes
- amenities in the village just 2 minutes away (school, small shops and services)

## Environment & Surroundings

- Near Airport/Ferries? ✓
- Near to Shops? ✓
- Near to Schools? ✓
- Public Transport? ✓
- Near to a Golf Course? ✓
- Mountain View? ✓

## And Before You Ask

- Exposure: South
- Year of Renovation: 2015
- Condition: Very good
- Heating System: Central heating (oil)
- Reason for selling: Retiring
- Currently lived in: Yes
- Condition of Roof: Very good condition
- Drainage: Septic tank needs updating
- Gas Supply: Gas bottles for cooking
- Land Tax: €3000.00

## Summary

Property type:	Chateau
Bedrooms:	6
Bathrooms	2
Price	€3,700,000

## Key Information

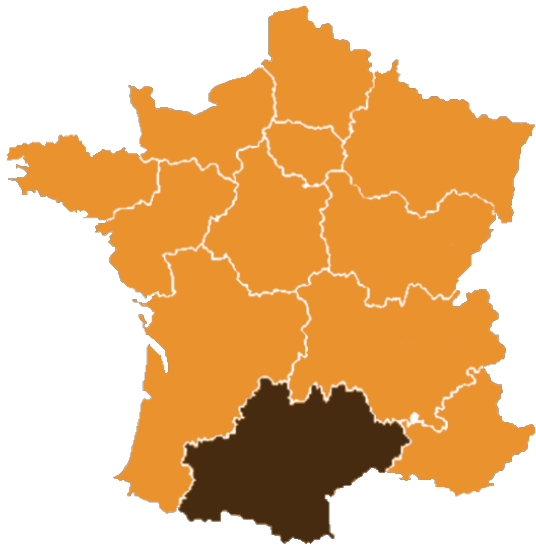
Year Built:	1891
Internal Area:	363 sqm
Land Area:	120 ha
Floor:	3
How many Outbuildings:	5
Number of Fireplaces:	1

### Property Features:

- Wine property with château 1891
- nice renovation and plenty to do
- property with fields and woods
- nice tower
- fantastic pool
- park all closed with olive trees
- huge building with 4 tenants all renovated
- 3 huge barns to store the machines to run the property

Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

**Location: Occitanie**



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