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## Former Wine Domain In The Heart Of The Vineyards With Spacious Main House,...

**Cuxac D'aude** , **Aude** , **Occitanie**



# €378,000

inc. of agency fees

8 Beds

2 Baths

In a hamlet in the heart of the vineyards, located 5 minutes from Cuxac-d'Aude (village with all amenities), 15 minutes from Narbonne and 25 minutes from the beaches ! Great renovation project ! Former...

### At a Glance

<b>Reference</b>	MFH-LFR-C378000E	<b>Near to</b>	Cuxac D'aude	<b>Price</b>	€378,000
<b>Bed</b>	8	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

In a hamlet in the heart of the vineyards, located 5 minutes from Cuxac-d'Aude (village with all amenities), 15 minutes from Narbonne and 25 minutes from the beaches !

Great renovation project ! Former wine domain located in the heart of the vineyards in an hamlet with just a

few dwellings ! This beautiful building offers a total surface area of almost 600 m<sup>2</sup> !

It offers 318 m<sup>2</sup> of living space, including 7 to 8 bedrooms, 2 shower rooms, a large kitchen, a living room of over 45 m<sup>2</sup>, a large room of almost 90 m<sup>2</sup> with exposed beams leading on a terrace with swimming pool on the 1st floor ! There is also a large workshop/garage of 147 m<sup>2</sup>, a convertible attic of 60 m<sup>2</sup>, on a plot of 3102 m<sup>2</sup> with an annex of 28 m<sup>2</sup> (which can be converted into a summer kitchen). A great project that will appeal to even the most inventive ones to bring these beautiful surroundings back to life ! Work to be carried out !

Ground = Entrance into large 30.31 m<sup>2</sup> kitchen (working plan, double sink, gas hob, electric oven) + utility room of 8.09 m<sup>2</sup> + study of 8.12 m<sup>2</sup> + large living/dining room of 45.15 m<sup>2</sup> with French doors to terrace, marble fireplace and staircase to 1st floor + large corridor of about 10 m<sup>2</sup> + 4 bedrooms of 12.82 m<sup>2</sup>, 11.72 m<sup>2</sup>, 12.04 m<sup>2</sup> and 10.51 m<sup>2</sup> + shower room of 8.10 m<sup>2</sup> (shower, double washbasin unit) + hall leading to the workshop/garage with old wine vats of over 147 m<sup>2</sup> and to the 1st floor with staircase.

1st (central staircase) = Corridor of almost 10 m<sup>2</sup> + large bedroom of 37.93 m<sup>2</sup> with balcony and views over the vineyards + shower room of 10.25 m<sup>2</sup> (shower, washbasin) + WC of 1.66 m<sup>2</sup> + bedroom of 16.64 m<sup>2</sup> with mezzanine + bedroom of 17.53 m<sup>2</sup> + access to convertible attic of 60 m<sup>2</sup> + large room of 87.64 m<sup>2</sup> with exposed beams and bay windows opening onto terrace and swimming pool + large terrace of 70 m<sup>2</sup> with swimming pool.

Outside = 3102 m<sup>2</sup> of land in the heart of the vineyards + a large 70 m<sup>2</sup> terrace with swimming pool.

Miscellaneous = Renovation work to be considered (total project) + septic tank (not upto standard) + large volumes + in a flood zone + water from forage + estimated amount of annual energy consumption for standard use: between 3060 € and 4190 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1982 €.

Price = 378.000 € (A great project ! Huge potential !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 63199

Property Size: 318 m<sup>2</sup>

Property Lot Size: 3,102 m<sup>2</sup>

Bedrooms: 8

Bathrooms: 2

Reference: C378000E

## **Other Features**

Latest properties

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

## Summary

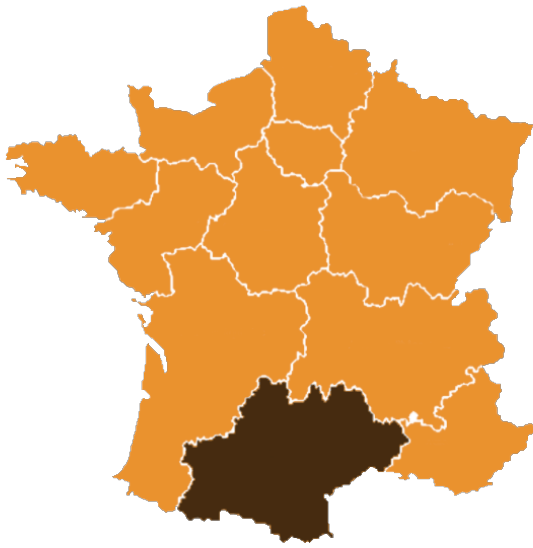
Property type:	House
Bedrooms:	8
Bathrooms	2
Price	€378,000

## Key Information

Property Features:

- Latest properties
- Swimming Pool? Yes

## Location: Occitanie



## Gallery













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**C. BAUER – Sunday Times**

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