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## Renovated former winery with a garden in the Aude

Espéraza , Aude , Occitanie



# €525,000

inc. of agency fees

5 Beds   5 Baths   430 sqm   700 sqm

This elegant former winery is one of the area's best-kept secrets.... Spacious and bright, it retains all the attributes of a village environment and comes with a wine cellar and garden space.

### At a Glance

<b>Reference</b>	MFH-MSA50998	<b>Near to</b>	Limoux	<b>Price</b>	€525,000
<b>Bed</b>	5	<b>Bath</b>	5	<b>Hab.Space</b>	430 sqm
<b>Land</b>	700 sqm	<b>Pool</b>	No	<b>Land Tax</b>	€2200.00

### Property Description

Originally a local cooperative, this elegantly transformed winery is one of the area's best-kept secrets.... Spacious, south exposed and airy, in many respects replicating the "loft living" style popular in urban rejuvenation, it retains all the attributes of a village environment.

The main rooms, and two first floor all-weather terraces, have undisturbed south-facing pastoral views, as does the rear-facing garden. Ground floor entrance is through a two-storey hall of 120 sm, with chandelier lighting, an open fireplace and an upper gallery leading from the main accommodation to a south facing all-weather terrace of 50 sm. The hall is a marvellous venue for family gatherings and parties.

The modern, fully equipped kitchen has a walk-in pantry and is open to the dining room which has large, south facing windows opening the room to the sitting room, 95 sm, is reached from the dining room through double doors. 5 metre wide sliding glass doors, open the room to a south facing, all-weather terrace. Built-in bookshelves and illuminated glass display cupboards fill one wall.

A brick chimney breast between the dining room and sitting room houses a wood-burning stove serving both. A south-facing study, 25 sm, has built-in bookshelves and cupboards is reached from the sitting room.

A corridor, off the sitting room leads to a guest WC and four double, ensuite bedrooms: Bedroom 2 with 4 metres built-wardrobes; Bedroom 3, Bedroom 4 with an attractive fireplace; and Bedroom 5 of 47 sm, comprises bedroom, bathroom and south facing sitting room. Bedroom 1 with ensuite with built-in wardrobes is reached from the dining room and has direct access to the terrace.

On the ground floor, a large wine cellar of 90 sm, perfect for a games room, and a separate laundry room are reached from the entrance hall which has large electrically operated shutters.

*Outside*, the garden approximately 700 sm has a number of mature trees giving shade to car parking.

## **THE ACCOMMODATION**

### **The ground floor**

- Kitchenette and reception room - 120 sqm, ideal for parties
- Sitting room - could be a snooker room - 50 sqm
- Winery with concrete casks

### **The first floor ( 440 sqm)**

- fully equipped Kitchen - 30 sqm
- dining room - 45 sqm
- living room - 95 sqm with an open fireplace on two sides
- study or bedroom 6 - 25 sqm
- suite 1 + bathroom - 28 sqm
- suite 2 + bathroom - 21 sqm
- suite 3 + bathroom - 20 sqm
- suite 4 + bathroom - 31 sqm
- suite 5 + bathroom - 47 sqm

## **OUTSIDE**

- parking and garden
- terrace facing fields and hills
- First covered upper terrace : 20
- Second covered upper terrace : 50 sqm

## **THE AREA AND ACCESS**

- Espéraza at 5 minutes with all amenities
- Quillan and Couiza with all amenities at 10 minutes
- Carcassonne and international airport at 40 minutes

*Whilst perfect for family living, it could be used immediately as a B & B with space for an attractive restaurant in the hall.*

## Environment & Surroundings

Near to Shops? ✓  
Mountain View? ✓

## And Before You Ask

Exposure: South  
Year of Renovation: 2010  
Condition: Good general condition  
Heating System: East  
Reason for selling: Returning to the UK  
Condition of Roof: Good condition  
Drainage: Connected to mains town system  
Land Tax: €2200.00

## Summary

Property type: House  
Bedrooms: 5  
New Home? No  
Bathrooms: 5  
Price: €525,000

## Key Information

Year Built: 1900  
Internal Area: 430 sqm  
Land Area: 700 sqm  
Floor: 2  
Number of Fireplaces: 1

### Property Features:

- renovated Winery with views
- still got plenty of potential
- can be used as B&B
- plenty of space
- airport at 40 minutes
- 2 Lovely open terraces on first floor

Has a Wine Cellar: Yes  
Has an Office / Study?: Yes  
Has a Garden: Yes  
Has a Terrace?: Yes  
Has ADSL/Broadband?: Yes

**Location: Occitanie**



# Gallery











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