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## Wine-growing estate with home on 8ha

Le Fossat , Ariège , Occitanie



**€850,000**

inc. of agency fees

120 sqm

8 ha

Winegrowing estate in the Ariège region set up in 2013, certified organic since 2009, with 8ha of land including 6ha of vines. The building was built in 2016 and is entirely timber-framed: Ground...

### At a Glance

**Reference** MFH-MPAR02375

**Near to** Le Fossat

**Price** €850,000

**Land** 8 ha

**Pool** No

**Hab.Space** 120 sqm

**Land Tax** N/A

### Property Description

Winegrowing estate in the Ariège region set up in 2013, certified organic since 2009, with 8ha of land including 6ha of vines.

The building was built in 2016 and is entirely timber-framed:

Ground floor:

- 240m<sup>2</sup> floor space, cellar with vats, harvesting/pressing equipment, etc...
- machinery included: tractor, sprayer, etc...

- large 60m<sup>2</sup> south-facing terrace

1st floor:

- 120m<sup>2</sup> air-conditioning and equipment storage pallets/racks

- timber-framed dwelling created in 2019 (top floor finished in 2023): fitted kitchen with quality materials, bathroom. 2nd floor 70m<sup>2</sup> with 4 velux windows under the roof. Possibility of installing a second bathroom.

Ecological insulation

Turnkey and 100% operational, this estate is just waiting for you

Property located 5 minutes from the village of Le Fossat, 50 minutes from Toulouse-Airport and 35 minutes from Pamiers/Foix.

## Summary

Property type: Countryside house  
Price: €850,000

## Key Information

Year Built: 2016  
Internal Area: 120 sqm  
Land Area: 8 ha

## Location: Occitanie



## Gallery







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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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