

[Click to view MFH-MPAR02375](#)

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...

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:

- 240m² floor space, cellar with vats, harvesting/pressing equipment, etc...
- machinery included: tractor, sprayer, etc...

- large 60m² south-facing terrace

1st floor:

- 120m² 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 70m² 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





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates