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## Winegrowers house needing TLC with land in the Corbières

Talairan , Aude , Occitanie



# €273,000

inc. of agency fees

7 Beds    3 Baths    198 sqm    1.1 ha

Pleasant winegrowers house needing TLC with approx 3 acres of land situated in a medieval village of the Corbières in the Aude.

### At a Glance

<b>Reference</b>	MFH-MSA68456	<b>Near to</b>	Lézignan-Corbieres	<b>Price</b>	€273,000
<b>Bed</b>	7	<b>Bath</b>	3	<b>Hab.Space</b>	198 sqm
<b>Land</b>	1.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This pleasant former winegrower property is situated in a medieval village of the Corbières between Talairan and Laroque de Fa, villages with small shops. More amenities and shopping can be found at Lézignan (30 minutes), then Carcassonne and Narbonne for large supermarkets and the international airport (50 minutes).

The property comes with approx. 3 acres of land and consists of the main winegrower house of 147 sq.m; a house for "grape pickers" (51.60 sq.m), an open summer kitchen with a barbecue of 15 sq.m, an enclosed summer kitchen of 24 sq.m, an old wine cellar garage with 2 tanks of 40.6 sq.m, a garage/workshop for two cars of 38 sq.m, two sheds with exploitable mezzanine 38/60 sq.m, a workshop of 50 sq.m; and a swimming pool to renovate (10m X 5m).

## **The Accommodation in the Wine house**

### **On the ground floor**

- entrance - 9.20 sqm
- living room 1 - 21.44 sqm
- living room 2 or bedroom 5 - 17.55 sqm
- kitchen - 12.92 sqm
- shower room and toilet - 8.50 sqm

### **The first floor**

- landing - 9.03 sqm
- bedroom 1 - 11.57 sqm
- bedroom 2 - 12.86 sqm
- bedroom 3 - 12.97 sqm
- bedroom 4 - 16.09 sqm
- bathroom 2 - 4.43 sqm
- dressing - 2.23 sqm

**Attic space - 79 sq.m**

## **The Accommodation in the Vineyard house**

The vineyard house consists of a living room, kitchen, 4/5 bedrooms, 2 shower rooms, a huge attic, an attached garage and overlooks the main street of the village.

### **Outside**

- Garage with two wine tanks - 40.63 sqm
- work shed or garage - 55 sqm
- Summer kitchen - 24 sqm
- open Summer kitchen with BBQ - 15.70 sqm

- barns with mezzanine 60 sqm and 38 sqm
- work shed 2 - 50 sqm

## **Additional Information**

- land with a meadow suitable for a horse (1 ha) electric heating
- wooden floors, period tiles
- vegetable garden
- PVC pool shelter

## **The Area and Access**

- property on the edge of the village
- Carcassonne and Narbonne at 50 minutes drive
- Lézignan and motorway entrance at 30 minutes

*This property needs to be renovated, it is located in a quiet area of the village and has good potential.*

## Environment & Surroundings

Is near the Coast? ✓  
Mountain View? ✓

## And Before You Ask

Exposure: South  
Condition: Needs upgrading and modernising  
Heating System: Electric radiators  
Reason for selling: Retiring  
Condition of Roof: Good condition  
Drainage: Connected to mains town system

## Summary

Property type: Countryside house  
Bedrooms: 7  
Bathrooms: 3  
Price: €273,000

## Key Information

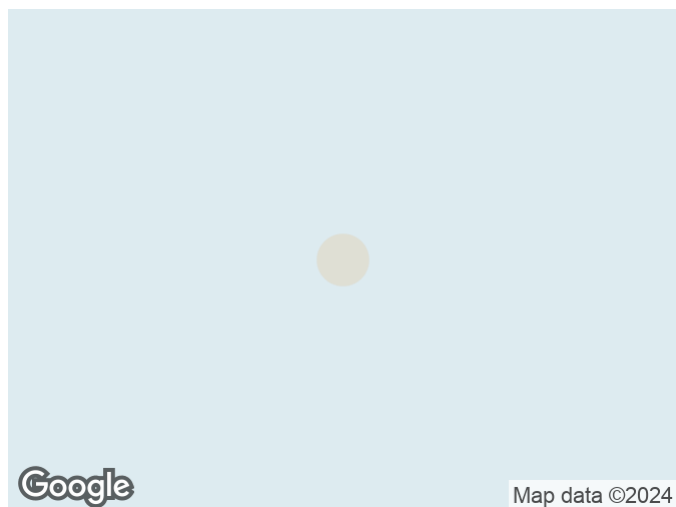
Year Built: 1900  
Internal Area: 198 sqm  
Land Area: 1.1 ha  
Floor: 3  
How many Outbuildings: 5  
Number of Fireplaces: 1

### Property Features:

- Property full of potential
- property in a medieval village with an old castle
- pool and poolhouse to renovate
- land big enough for a horse
- B&B possible
- French Epicerie and shops in villages at 10 minutes drive

Has Attic Space: Yes  
Has an Office / Study? Yes  
Has a Garden: Yes  
Has a Terrace? Yes  
Pool House? Yes  
Has ADSL/Broadband? Yes

## Location: Occitanie



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