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## Beautiful Character Winegrower's House with Pool & Outbuildings

Capendu , Aude , Occitanie



€399,900

inc. of agency fees

7 Beds 4 Baths 174 sqm 305 sqm

In the heart of a charming village, in walking distance to amenities, discover this south-exposed stone house with a pool, impeccably maintained. Ideal as a spacious family home or B&B project.

### At a Glance

**Reference** MFH-MSA89712

**Bed** 7

**Land** 305 sqm

**Near to** Capendu

**Bath** 4

**Pool** Yes

**Price** €399,900

**Hab.Space** 174 sqm

**Land Tax** €2174.00

### Property Description

This elegant stone-built winegrower's house enjoys a prime village centre location, steps from local shops, schools, and services. Spanning three levels with dual street-facing aspect, the property combines historic charm with modern comforts.

The ground floor welcomes you with a refined entrance hall featuring travertine flooring and a decorative medallion. It leads to a fully fitted kitchen with granite worktops, a spacious living/dining area, an independent WC, a utility/boiler room, and a first ensuite bedroom with a travertine bathroom and a balneotherapy bathtub.

The first floor offers two ensuite bedrooms with private shower rooms, plus a family suite with two bedrooms sharing a bathroom. Under the eaves, the top floor provides two additional bedrooms with Velux windows and two attic storage spaces.

Notable features include central gas heating with a condensing boiler, a pellet stove in the kitchen, living area air conditioning, two gated entrances (one with parking for 2 vehicles), a travertine-decked pool with a pergola and barbecue, ceiling insulation, a well-maintained roof, a water softener, and floating parquet floors.

Outside, discover a private oasis with multiple terraces, a covered lounge area, a workshop, and a stunning travertine-surrounded swimming pool.

This character-filled property presents a unique opportunity to acquire a comfortable, move-in-ready home with excellent potential.

## **The Accommodation**

### **The ground floor**

- entrance and hall - 4.33 sqm
- living room and dining room - 32 sqm

- kitchen - 24.74 sqm
- en-suite with travertin bathroom - 18.47 sqm

## **The first floor**

- landing and corridor - 11.20 sqm
- en-suite 2 - 13.50 sqm
- en-suite 3 - 17 sqm
- bedroom 4 - 11.55 sqm
- bedroom 5 - 17.43 sqm
- bathroom 6 - 6.99 sqm
- independant toilet

## **The second floor**

- bedroom 7 - 22 sqm
- bedroom 8 - 11 sqm
- two attics 51 sqm

## **Outside**

- BBQ area
- easy maintenance
- pergola
- pool
- covered terrace
- 2 sheds

## **The Area and Access**

- amenities are in walking distance
- Carcassonne and Lezignan at 15 minutes
- [Carcassonne airport](#) at 20 minutes

- Carcassonne golf at 20 minutes

*Meticulously maintained, this property impresses with its authentic charm, spacious layout, quality finishes, and potential for seasonal rental (B&B).*

### Environment & Surroundings

Near to Shops? ✓

Public Transport? ✓

### And Before You Ask

Exposure: South

Condition: Ready to move in

Heating System: Heat pump central heating

Reason for selling: Retiring

Currently lived in: Yes

Condition of Roof: Good condition

Drainage: Connected to mains town system

Gas Supply: Mains town

Land Tax: €2174.00

## Summary

Property type:	Village house
Bedrooms:	7
Bathrooms	4
Price	€399,900

## Key Information

Year Built:	1880
Internal Area:	174 sqm
Land Area:	305 sqm
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	1

### Property Features:

- Wine house full of character
- lovely pool space and private garden
- kitchen wtith stone
- pellet burner in kitchen
- village with amenities

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

**Location: Occitanie**





## Gallery











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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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