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Renovated Wine house with a pool for sale in Occitanie

Capendu , Aude , Occitanie



€343,200

inc. of agency fees

6 Beds 2 Baths 206 sqm 600 sqm

Winegrower's house completely renovated with a pool, located in a charming village with amenities, 20 minutes from Carcassonne and Lezignan.

At a Glance

Reference	MFH-MSA47811	Near to	Carcassonne	Price	€343,200
Bed	6	Bath	2	Hab.Space	206 sqm
Land	600 sqm	Pool	Yes	Land Tax	€2400.00

Property Description

Winegrower's house completely renovated with a pool, located in a charming village with many amenities, 20 minutes from Carcassonne (with airport) and Lezignan.

This charming house offering 200 sqm of living area consists on the ground floor of a separate living

room/living room, a kitchen which will remain fully equipped (gas hob and dishwasher still under warranty), as well as an office, which can be used as a bedroom.

Upstairs, you'll find 5 bedrooms; one is 21 sqm, a bathroom and a shower room, as well as a space that can be used as a dressing room.

Step outside where you will find the large garage of 50 sqm, as well as a pleasant garden at the back of the house with a swimming pool with a cover and a vegetable patch.

The Accommodation

The ground floor

- entrance - 14.50 sqm
- living room - 31 sqm
- kitchen fully fitted - 10.19
- office or bedroom 7 - 11.50 sqm
- second living room for TV or other - also could be bedroom 8 - 11.50 sqm

The first floor :

- bedroom 1 - 11.50 sqm
- bedroom 2 - 21 sqm
- bedroom 3 - 14.25 sqm
- bedroom 4 - 11.05
- bedroom 5 - 13.40 sqm
- bedroom 6 - 10.40 sqm
- shower room - 2.30 sqm
- bathroom - 11 sqm
- dressing and storage - 11 sqm

Outside

- BBQ area
- easy maintenance
- swimming pool 8X4 with automatic PH and sliding hard PVC cover
- well
- vegetable garden automatic front gate

Additional information

- gas central heating
- Wine cellar and garage - 50 sqm

- double glazing windows

The area and access

- Carcassonne and Lezignan at 20 minutes
- seaside at 45 minutes
- village with all amenities

The property has kept the charm of the old while being tastefully renovated with quality materials. Come and discover it quickly!

Environment & Surroundings

- Near Airport/Ferries? ✓
- Near to Shops? ✓
- Near to Schools? ✓
- Near to a Golf Course? ✓

And Before You Ask

- Exposure: South
- Condition: Ready to move in
- Reason for selling: Retiring
- Currently lived in: Yes
- Condition of Roof: Very good condition
- Drainage: Connected to mains town system
- Gas Supply: Mains town
- Land Tax: €2400.00

Summary

- Property type: Village house
- Bedrooms: 6
- Bathrooms: 2
- Price: €343,200

Key Information

- Year Built: 1898
- Internal Area: 206 sqm
- Land Area: 600 sqm
- How many Outbuildings: 1
- Number of Fireplaces: 1

Property Features:

- Winehouse full of character
- garden and vegetable garden
- pool with hard cover
- village with amenities
- all renovated and still potential

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

Location: Occitanie



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