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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
Bed 6
Land 600 sqm

Near to Carcassonne
Bath 2
Pool Yes

Price €343,200
Hab.Space 206 sqm
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 gardenautomatic 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
Connected to mains town system
Drainage:
Gas Supply: Mains town
Land Tax: €2400.00

Summary

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

Key Information

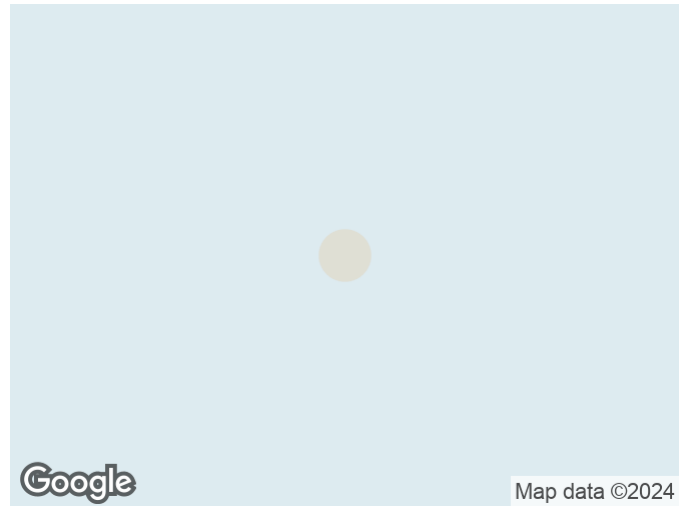
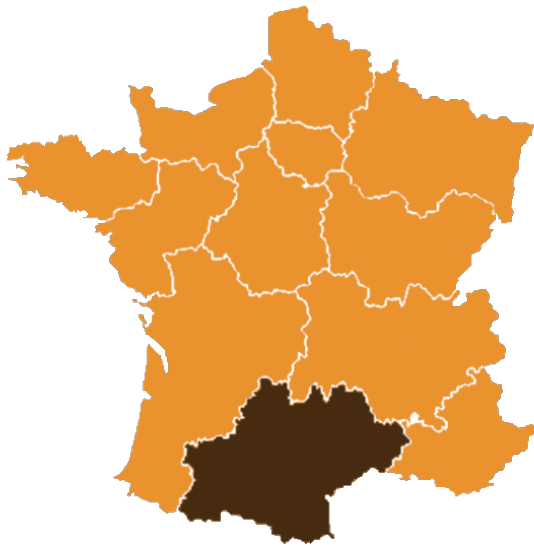
Year Built: 1898
Internal Area: 206 sqm
Land Area: 600 sqm
How many Outbuildings: 1
Number of Fireplaces: 1

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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