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## 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 building was built in 2016 and is entirely timber-framed: Ground...

### 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:

- 240m<sup>2</sup> floor space, cellar with vats, harvesting/pressing equipment, etc...
- machinery included: tractor, sprayer, etc...

- large 60m<sup>2</sup> south-facing terrace

1st floor:

- 120m<sup>2</sup> 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 70m<sup>2</sup> 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







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