

Vineyard of 41 hectares between Narbonne and Carcassonne with house and hangars.



## INFORMATION

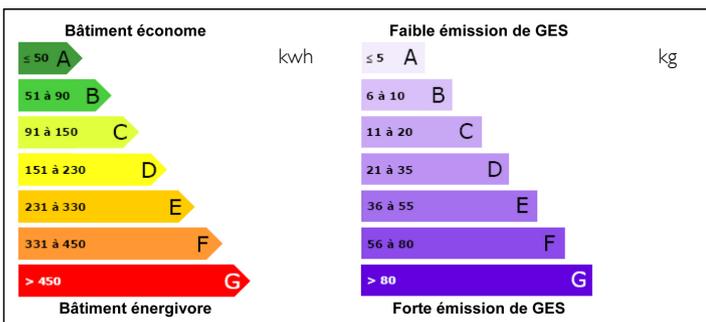
Town:	Lézignan-Corbières
Department:	Aude
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	410000 m2



## IN BRIEF

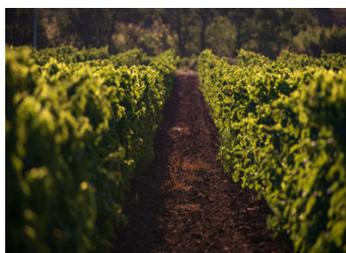
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## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Nice opportunity, between Narbonne and Carcassonne, wine growing estate of 41 hectares, easy access, in a beautiful natural environment: a valley surrounded by garrigues and hillsides. In the middle of the Corbières vineyards, 25 kms from Carcassonne, 50 kms from the beaches. The property produces mainly AOP Corbières wines. High Environmental Value (HVE) certification, level 3.

A significant advantage is that the plots are in one piece and grouped around the buildings and the cellar.

The house, in the style of a Languedoc farmhouse, includes a housing with two bedrooms, a dining room, a kitchen and a shower room of about 100 m<sup>2</sup> and a second housing of 70 m<sup>2</sup>, used for seasonal employees, including two bedrooms, a dining room, a kitchen and a shower room. In the same building : 1 office and 1 reception room.

Possibility of transformation into tourist lodgings.

The cellar, place of wine making and storage, is fitted out in a magnificent stone building (end of XIX<sup>th</sup> century) of a surface of 350 m<sup>2</sup> which can be possibly transformed into house, according to the project of the purchaser.

Possibility of acquiring all the equipment of exploitation

## LOCAL TAXES

**Taxe foncière: 6000 EUR**

## NOTES