

## Unique Wine Estate with 14 Bedrooms, Pool & Business Potential: Gîtes, Outbuildings & Wedding/Event Potential



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Douzens  |
| Department: | Aude     |
| Bed:        | 13       |
| Bath:       | 8        |
| Floor:      | 552 m2   |
| Plot Size:  | 20000 m2 |



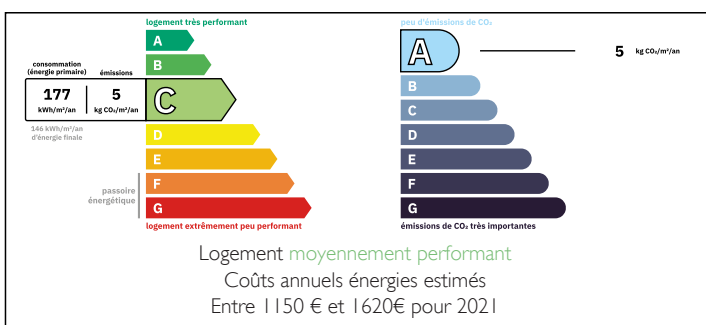
## IN BRIEF

This exquisite former wine estate, located between the Minervois and Corbières regions, offers a unique blend of history, charm, and modern comfort. The property spans over 2 hectares and includes a 3-bedroom main house, four self-contained gîtes, a 14m x 6m chlorine pool, multiple outbuildings with great potential, and 1.6 hectares of productive vines. The main house features a spacious lounge, kitchen/diner, and master suite with an ensuite bathroom.

The gîtes range from cosy cottages to spacious apartments, all with wood burners. The estate also includes a games barn, storage areas, a petanque court, and ample outdoor space.

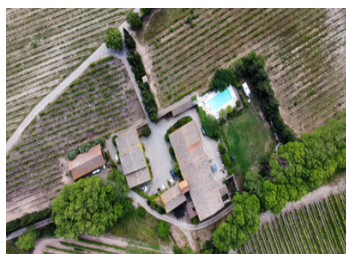
The property has been used for holiday rentals and as a wedding venue, offering excellent business potential. Located near Carcassonne, the Canal du Midi, and Mediterranean beaches, this estate offers a

## 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

Exquisite Wine Estate with 14 Bedrooms, Swimming Pool, Gîtes, and Business Potential – Near Carcassonne

Set amidst the stunning vineyards of the Minervois and Corbières regions, this beautifully restored former wine estate offers an extraordinary living experience. Offering over 2 hectares of land, this unique property provides a perfect blend of history, charm, and modern comfort. The estate features a spacious 3-bedroom main house, four self-contained gîtes, a large swimming pool, several outbuildings with immense potential, and over 1.6 hectares of active vines. With its peaceful surroundings and proximity to the renowned historic sites of the region, this estate presents an exceptional opportunity for those looking for a luxurious lifestyle or a profitable business venture.

## LOCAL TAXES

Taxe foncière: 2943 EUR

Main House (167 m<sup>2</sup>)

Upstairs: A spacious, light-filled lounge with a traditional wood-burning stove, a well-appointed kitchen/diner, a cloakroom/office, and a separate WC.

Master Suite: The master bedroom comes with its own ensuite bathroom, offering privacy and comfort.

Downstairs: Two additional bedrooms, dressing and a large family bathroom, ideal for family living.

Private Terrace: A private and peaceful outdoor area, perfect for al fresco dining and relaxation, secluded from the gîtes, ensuring maximum privacy for the main house.

Gîtes

The property offers four charming gîtes, each designed to provide both comfort and privacy,

## NOTES