

Historic Wine Estate near Carcassonne with 4 Gîtes, 13 Bedrooms, Pool, Vineyard & Barns



INFORMATION

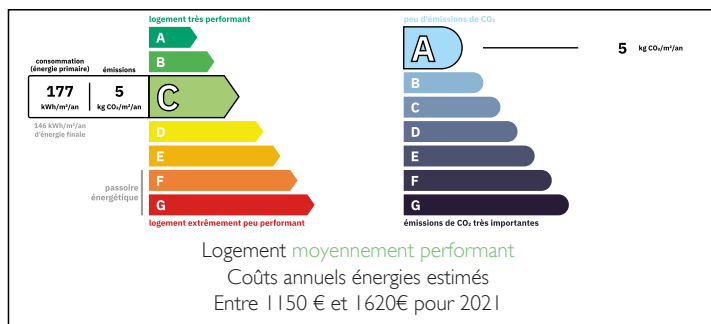
Town:	Douzens
Department:	Aude
Bed:	13
Bath:	8
Floor:	552 m2
Plot Size:	20000 m2



IN BRIEF

Historic wine estate near Carcassonne offering a private main residence, four independent gîtes, 13 bedrooms and exceptional business potential. Set on 2.14 hectares, the domaine includes a 14 x 6 m swimming pool, approximately 1.6 hectares of mainly Grenache vines, an impressive former wine cave and extensive barns and outbuildings. The established seasonal holiday rental business currently focuses on group stays of up to 20 guests, with scope to develop the activity further. The main house has its own secluded terrace away from guest areas, while the large walled garden and pool provide attractive communal space. Main house heated by a wood-burning stove; 3 of the 4 gîtes also have wood-burning stoves but no comprehensive heating system. DPE applies to the main house only. A rare opportunity combining a character home, existing tourism activity, vineyard and remarkable development...

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.



LOCAL TAXES

Taxe foncière: 2943 EUR

NOTES

DESCRIPTION

Set among the vineyards of the Aude, close to Carcassonne and the Canal du Midi, this remarkable former wine estate combines a private family home with four independent gîtes, a large swimming pool, approximately 1.6 hectares of vines and an extraordinary collection of former agricultural and wine-making buildings.

With 13 principal bedrooms across the main residence and guest accommodation, the property is already operated as a seasonal holiday rental business, with a particular focus on exclusive group stays of up to 20 guests. Its scale, layout and extensive outbuildings also offer exciting possibilities for buyers looking to develop a tourism, retreat or hospitality project, subject to any necessary permissions.

The domaine extends over approximately 2.14 hectares and offers an unusual degree of separation between private and guest life.

THE MAIN HOUSE

The private residence provides approximately 167 m² of accommodation and is arranged over two levels.

The living areas include a spacious lounge, a generous kitchen/dining room, an office/cloakroom and a separate WC. The sleeping accommodation comprises three independently accessed bedrooms plus an additional connecting room currently used as a fourth bedroom, offering flexibility as a child's room, dressing room, office or private sitting room. There are two bathrooms.

An important advantage for anyone intending to continue the letting activity is the house's private terrace, situated directly outside the residence and screened from the guest areas. The owners can therefore enjoy their own outdoor living space while guests occupy the gîtes and communal grounds.