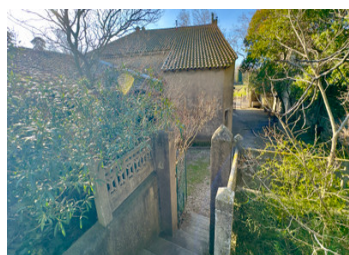


South-Facing 4 Bedroom Winegrower's House with Garden & Barn – Renovation Potential in Saint-Nazaire-d'Aude



INFORMATION

Town:	Saint-Nazaire-d'Aude
Department:	Aude
Bed:	5
Bath:	1
Floor:	128 m2
Plot Size:	765 m2

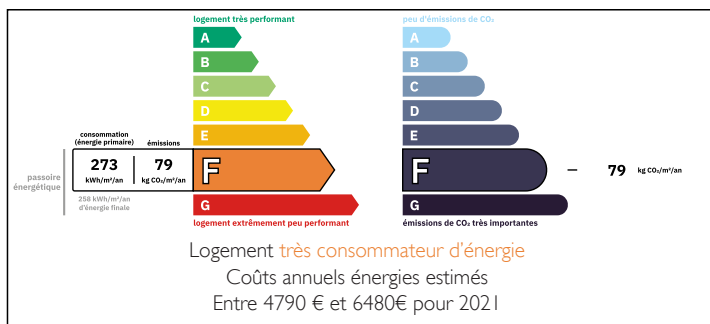
IN BRIEF

In the heart of the sought-after village of Saint-Nazaire-d'Aude, this south-facing former winegrower's house offers approximately 128 m² of living space, a private 300 m² garden, and a substantial two-level barn of equal footprint, creating exceptional potential for further development.

Filled with natural light and original character features, the house is habitable as it stands but would benefit from modernisation and improved energy efficiency. Double glazing and roof insulation are already in place, providing a solid foundation for renovation.

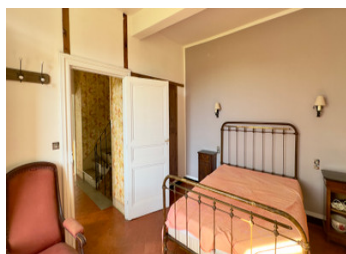
With its rare garden, generous volumes and adaptable outbuildings, the property offers both lifestyle flexibility and long-term value in a well-established and highly regarded village setting in the South of France.

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

Located in the sought-after village of Saint-Nazaire-d'Aude, this charming south-facing winegrower's house offers approximately 128 m² of living space over three floors, with a private garden and substantial outbuildings providing excellent potential.

Behind its traditional façade, the property retains attractive period character including a central stone staircase and generous ceiling heights of around 3 metres on the ground floor. With all windows facing south, the house benefits from natural light throughout the day.

Ground floor

Entrance hall with vestibule

Kitchen (9 m²)

Dining room (18 m²)

Living room (18 m²)

First floor

Bedroom 1 (17 m²)

Bedroom 2 (16 m²) with direct access to the outbuildings

Shower room (6 m²)

Second floor

Bedroom 3 (19 m²)

Bedroom 4 (16 m²)

Landing (7 m²)

Outside, the property benefits from a private garden of around 300 m², a rare feature in the centre of a village. This space offers excellent potential for a terrace, swimming pool, vegetable garden or outdoor entertaining area.

A major additional asset is the large barn of approximately 64 m² on the ground floor over two levels (around 128 m² total). This space could be converted into independent accommodation, a loft-style living space, an artist's studio, workshop or home office, subject to permissions.

NOTES