LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48362CST11 Price: 479 000 EUR

agency fees to be paid by the seller

Superb ancient wine domaine with four/five bedrooms in a beautiful location with over 1 .4 hectares of land.

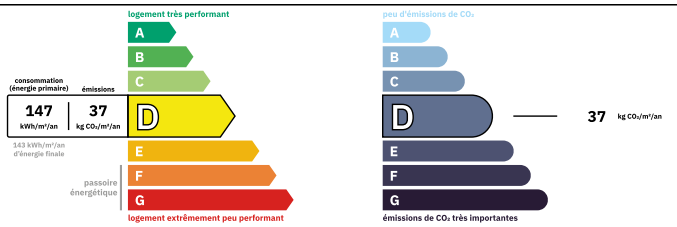
INFORMATION

Town:	Paraza
Department:	Aude
Bed:	4
Bath:	1
Floor:	194 m2
Plot Size:	14173 m2

IN BRIEF

A rare opportunity to acquire a characterful former wine estate near the Canal du Midi, set within 1.4 hectares of beautiful grounds with mature trees and sweeping views across the surrounding vineyards. The main house of 174m2 retains a wealth of period features, including original tiled floors, marble fireplaces and ornate wooden doors. Four/Five bedrooms provide generous accommodation, while the spacious kitchen opens onto a south-facing terrace of 75m2 overlooking the grounds and vines, an idyllic spot for outdoor dining. Beneath the main house and across the estate, over 583 m² of outbuildings offer remarkable scope for renovation, including two independent houses, stables and a vast former wine cellar. This substantial ensemble presents an exciting opportunity to restore a historic property and explore its potential. Combining authentic charm, extensive grounds and a sought-after setting close...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3830 € et 5230€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**2643173 EUR**

NOTES

DESCRIPTION

Main house 174m2
- Welcoming entrance hall leading to generously proportioned living spaces.
- Separate lounge and dining room, complemented by a beautiful fireplace.
lounge /bedroom 5 with marble fireplace
- Four characterful bedrooms, two featuring a marble fireplaces.
- Bathroom and separate WC.
- Spacious kitchen opening onto an impressive 75 m² terrace, ideal for outdoor dining and entertaining.
- Utility room. opening onto
- Extensive loft space of approximately 129 m², offering further potential, subject to the necessary permissions.
- Double glazing and gas heating.

Garden level and outbuildings 583m2
Entrance and parking for several vehicles
- Two independent houses, one with two bedrooms and the other with one bedroom, both requiring complete renovation.
- Former stables and a substantial wine cellar, reflecting the estate's viticultural heritage.
- Summer kitchen requiring renovation.
Grounds 1.147 hectares
- Attractive gardens planted with Mediterranean plants and mature trees.
- A large adjoining plot of land which could be suitable for keeping horses/animals.
- A well.

Paraza is a charming village on the banks of the Canal du Midi, where passing boats, vineyard views and picturesque streets create an inviting southern French atmosphere. With two restaurants and an épicerie-café for everyday essentials, fresh bread and a leisurely coffee, it offers a lovely balance of village life and countryside tranquillity. Nearby Ginestas, approximately 5 km away, provides further local shops and services, while Olonzac, around 10 km away, offers shopping and a lively weekly market. Lézignan-Corbières, also approximately 10 km away,