

#### Geographical situation

Located in Aude department, few 20 minutes of the city of Carcassonne, this property enjoys of an exceptional environment, hilly, wooded and without any annoyances.

#### Housing description

The main farmhouse includes a dwelling about 280 m<sup>2</sup>, 6 bedrooms with central heating and wood boiler.

The shell has been restored and it remains many rooms to arrange.

#### Exploitation description

The other buildings include a little house of 50 m<sup>2</sup>, an old cellar of 120 m<sup>2</sup>, a laborer house de 100 m<sup>2</sup>, a laborer flat of 90 m<sup>2</sup> and an old blacksmith shop of 110 m<sup>2</sup>. A large part of these surfaces could be used for an accommodation project.

For the rural buildings, the property has a storage shed of 200 m<sup>2</sup>, a barn of 60 m<sup>2</sup> and a wine cellar of 150 m<sup>2</sup> totally restored and fitted with recent tools.

#### Property description

There are 70 ha contiguous related to lands in a hilly and wooded landscape.

It includes a lovely small vineyard of 7 ha 50, very recent and situated on qualitatif hillsides. The production is about 30,000 bottles and the wine is made on site in a modern and functional cellar .

The property also includes 15 ha of grassland, a small lake, hundreds of olive trees and about 500 truffe oaks. The rest of lands, approx. 45 ha, is composed of hardwoods and pine trees.

#### Other details description

Agro-tourism(P)

Wine growing

Heritage / Culture / Environment

For the Safer's general conditions of intervention, please click

Sale price 1 250 000 € SFNI\*

Main purpose(s) Wine-growing,

Secondary purpose(s) Rural tourism-accommodation,

Undeveloped land **70 ha**

Reference of property 11V2152

\*HFS : Hors frais de Safer

\*FSI : Frais de Safer inclus

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