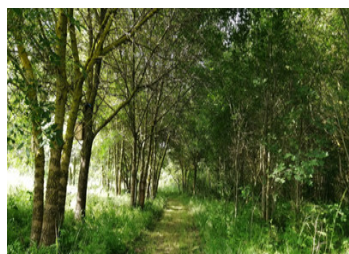


A South of France Escape, Seamlessly Blending Modern Comfort and Mediterranean Charm.



INFORMATION

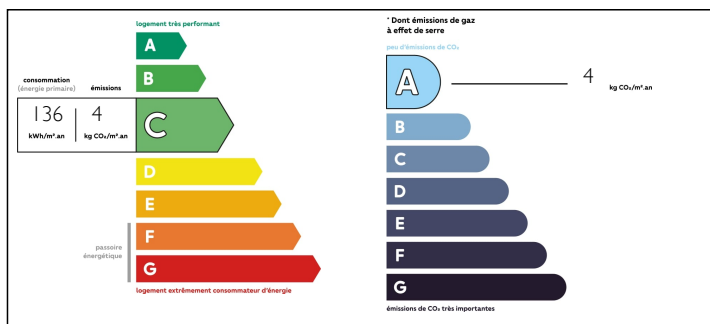
Town:	Vinassan
Department:	Aude
Bed:	2
Bath:	1
Floor:	133 m2
Plot Size:	36000 m2



IN BRIEF

In the beautiful village of Vinassan, with magnificent views over La Clape, this rare gem of over 36,000 m2 of lush, biodiversity-rich land with a large converted farm building of almost 300m2 accommodates a beautiful, comfortable and bright main residence of around 91 m2, a rustic and charming apartment of around 42 m2, a garage area of around 50 m2 and ample additional storage space and potential to expand the living space. Discover how this property becomes a world of its own, yet close to everything!

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: 1600 EUR

NOTES

DESCRIPTION

With an impeccable living space of 91 m², the main residence combines two bedrooms with family shower room, an open-plan kitchen, dining room and living room with a stylish and efficient fireplace, beautiful finishes and large windows with views of the surrounding countryside, creating a warm and cosy atmosphere.

In addition, a separate, cleverly laid-out 41 m² flat includes a bedroom with en-suite shower room, and an open-plan living/dining/kitchen area providing comfort and privacy for visiting friends or family.

Both living areas are housed in a recently renovated barn, surrounded by gravel terraces that add to the rustic charm. An above-ground swimming pool enhances the outdoor experience, providing the perfect place to cool off and enjoy the Mediterranean climate.

Set in a vast wooded plot of over 36,000 m², this property is a haven of peace for those seeking tranquillity and who value an environment teeming with vibrant biodiversity.

All around is the famous La Clape wine region, with fields and vineyards stretching as far as the eye can see. The open sky creates a sense of boundless space and isolation, offering a retreat from the hustle and bustle of everyday life.

If you're looking for a place where nature and ecology come together in harmony, this property is a real gem. An exceptional invitation to live in harmony with nature, while benefiting from all the necessary comforts and close proximity to the town and beaches.

Welcoming barn of almost 300m²:
Two-bedroom house of...