



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 714,000€

**Renovated former winery in busy
Corbieres village with huge
business potential**



Enchanting renovated former winery currently a renowned local restaurant and holiday complex, offering an ensemble of stone buildings totaling over 350m² of habitable space with a chambres d'hôtes, a restaurant with professional kitchen, a private home, 2 self-contained apartments/gites and an undeveloped barn all set in a lovely enclosed plot of over 3300m² with 2 swimming pools and parking for around 10 cars in the centre of a popular Corbières village with all amenities.

Set behind high stone walls, the complex consists of 4 separate stone buildings. The first houses a country style restaurant with professional kitchen and a covered terrace, overlooking a guest swimming pool. Attached to this building is an undeveloped barn on 2 floors of around 90m² per floor. Across a graveled courtyard to the back of the restaurant is the main residential building, comprising a chambres d'hôtes wing and a private wing. There are 4 en-suite bedrooms in the chambres d'hôtes, whilst the private wing comprises 3 bedrooms, 2 bathrooms, a large salon with feature fireplace, kitchen and a private swimming pool. To the side of the restaurant is another renovated barn comprising 2 independent self-contained apartments and storage area.

The possibilities for this property are considerable. The extensive plot in which the buildings sit is a haven of tranquility, despite being in the centre of a busy village. All the land is constructible so more habitation can be created, if desired. As is, the property presents an incredible opportunity for someone looking to acquire a successful ready-made business. Alternatively, with some reconfiguration of the habitable space, it could make an excellent multi-unit complex with several independent homes nestled within a calm and tranquil setting.

Restaurant plus kitchen - 60m²

Chambres d'hôtes – 70m²

Private home – 128m²

Independent apartment 1 - 55m²

Independent apartment 2 – 27m²

Barn - 90m² x 2



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General:

Reversible air conditioning

Double glazing throughout

Tax Foncière – approximately 3300€p.a

Location:

Fabrezan – Popular Corbières village with all amenities including 7 restaurants, supermarket and boulangerie, 10 minutes from Lezignan Corbières, 30 minutes from Narbonne and Carcassone/airport, and 35 minutes from beaches.