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Former Domaine With 150 M2 Of Living Space And Winegrowing Barn Of 250...

Pezenas , Hérault , Occitanie



€299,000

inc. of agency fees

3 Beds

1 Baths

Village with all shops and restaurants, supermarkets, public pool, sport centres, schools and secondary schools, 10 minutes from Pezenas, 20 from Beziers and from the beach. Embrace a lifestyle change...

At a Glance

Reference	MFH-LFR-SP378000E	Near to	Pezenas	Price	€299,000
Bed	3	Bath	1	Land Tax	N/A
		Pool	Yes		

Property Description

Village with all shops and restaurants, supermarkets, public pool, sport centres, schools and secondary schools, 10 minutes from Pezenas, 20 from Beziers and from the beach.

Embrace a lifestyle change with this set of buildings located in the heart of the village, offering numerous

possibilities. Become a winemaker, an artist, or even create your own restaurant. The property consists of a renovated former wine domain « ramonetage » turned into a 150 m² residence, including 3 bedrooms, several outbuildings of 70 m² and 45 m², a garage, and a 250 m² winemaking cellar with its original wine tanks (1931).

Ground = Semi covered garage of 45 m² and 70 m² + garage of 43 m².

1st = Entrance through a terrace of 14.4 m² with access to an upper terrace of 11.5 m² with barbecue + entrance hall of 18.4 m² + kitchen/dining room of 21.7 m² + lounge/living room of 29 m² + WC with handbasin.

2nd = Hall of 18 m² + 3 bedrooms of 17.2 m², 19 m² and 15.5 m² + bathroom of 10.3 m² (2 washbasins, italian walk-in shower, WC, built-in wardrobe, washing machine connexion).

Exterior = 2 semi covered garages of 45 m² and 70 m² one with independent access to the side street + wine barn of 250 m² divided into 2 parts of about 100 m² and 150 m² with original wine tanks (1931) + garden area of about 500 m² + paved courtyard of about 200 m² + upper terrace of 11.5 m² with barbecue with access to a garden area (possibility to dig and install an infinity pool !).

Extras = Annual land tax of 1374 € + electric heating + double glazed windows + roof in very good condition.

Price = 299.000 € (Lot of possibilities !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 58465

Property Size: 150 m²

Property Lot Size: 980 m²

Bedrooms: 3

Bathrooms: 1

Reference: SP378000E

Other Features

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€299,000

Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

Location: Occitanie



Gallery







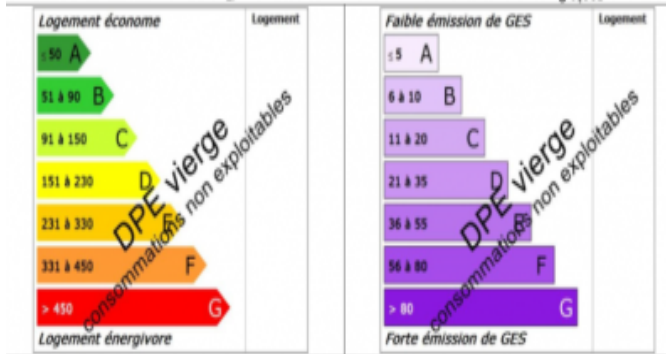


Consommations énergétiques (en énergie primaire)
Pour le chauffage, la production d'eau chaude
sanitaire et le refroidissement

Emissions de gaz à effet de serre (GES)
Pour le chauffage, la production d'eau chaude
sanitaire et le refroidissement

Consommation réelle : - kWh_{EP}/m².an

Estimation des émissions : - kg_{eqCO2}/m².an



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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