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Beautiful Winegrowers House With 210 M2 Of Living Space, Including A New...

Nizas , **Herault** , **Occitanie**



€309,900

inc. of agency fees

5 Beds

3 Baths

Village with all shops and restaurants, 5 minutes from Roujan, 10 minutes from Pezenas, 30 minutes from Beziers and 25 minutes from the beaches. Beautiful winegrowers house with character in very good...

At a Glance

Reference	MFH-LFR-NP309900E	Near to	Nizas	Price	€309,900
Bed	5	Bath	3	Land Tax	N/A
		Pool	No		

Property Description

Village with all shops and restaurants, 5 minutes from Roujan, 10 minutes from Pezenas, 30 minutes from Beziers and 25 minutes from the beaches.

Beautiful winegrowers house with character in very good condition, with 128 m2 of living space (3

bedrooms, 2 bathrooms) plus an independent flat of 82 m² (2 bedrooms) and large terrace of 110 m². To the front of the property is a charming 62 m² garden. Situated in a popular village with shops and restaurants, less than 15 minutes from Pezenas.

Ground A = Large garage with 2 parts of 65 m² and 40 m² + flat offering living room/equipped kitchen of 41 m² + 2 bedrooms of 14.6 m² (with former access to the entrance hall of the main house) and 12.6 m² + laundry room of 4.4 m² with access to the garage + shower room of 9 m² (italian shower, washbasin, WC).

Ground B = Access via a small garden/terrace of 62 m² + entrance hall of 11.7 m².

1st = 27 m² living room + 26 m² L-shaped fitted kitchen (hob, extractor fan, dishwasher, electric oven, fridge) + 7.7 m² hall with access to the large terrace + 2 bedrooms of 13.3 m² and 11.7 m² + WC with washbasin + 4.9 m² bathroom (2 basins, bath) + 12.6 m² en suite bedroom with 9.4 m² bathroom (bath, 2 basins, WC and washing machine area).

Exterior = Small garden with terrace to front (62 m²) + 110 m² terrace to rear + separate boiler room area.

Miscellaneous = Land tax of 1200 € + central heating with air/water heat pump + double glazing + estimated amount of annual energy consumption for standard use: between 1710 € and 2380 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + completely new flat (electric heating).

Price = 309.900 € (Spacious with income potential !)

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 : 51923

Property Size: 210 m²

Property Lot Size: 318 m²

Bedrooms: 5

Bathrooms: 3

Reference: NP309900E

Other Features

Immediately Habitable

Near the coast

Outside space

Private parking/Garage

Rental Potential

Terrace
With Land/Garden

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€309,900

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



Gallery

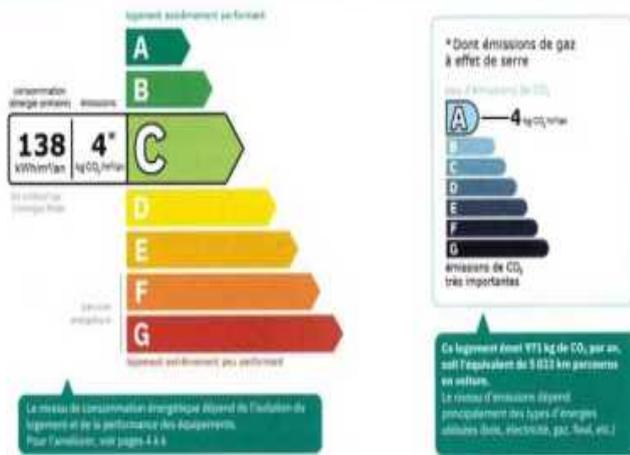








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C. BAUER – Sunday Times

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