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## Superb Town House With 300 M2 Of Living Space With Its Former Wine Storehouse,...

**Saint Pierre La Mer , Aude , Occitanie**



# €675,000

inc. of agency fees

6 Beds

1 Baths

Nice village with all shops and restaurants, 15 minutes from Beziers, 15 minutes from Narbonne, 10 minutes from the beaches and close to the protected natural park La Clape. Discover this superb bourgeois-style...

### At a Glance

<b>Reference</b>	MFH-LFR-FP675000E	<b>Near to</b>	Saint Pierre La Mer	<b>Price</b>	€675,000
<b>Bed</b>	6	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Nice village with all shops and restaurants, 15 minutes from Beziers, 15 minutes from Narbonne, 10 minutes from the beaches and close to the protected natural park La Clape.

Discover this superb bourgeois-style house combining original charm with modern comfort, with 300 m<sup>2</sup> of living space including 6 bedrooms plus an attic that could be converted. Ideally located just 10 minutes from the beaches of Saint-Pierre-la-Mer, this property will win you over with its spacious living areas, former wine storehouse and large garden with swimming pool. Don't miss this unique opportunity!

Ground = 25 m<sup>2</sup> entrance hall with access to the garden + 52 m<sup>2</sup> living room + 19 m<sup>2</sup> fitted kitchen (wall and floor units, hob, electric oven, extractor fan, sink, American fridge) + 18 m<sup>2</sup> sitting room.

1st = 20 m<sup>2</sup> hall + 4 bedrooms of 19.8 m<sup>2</sup>, 19.8 m<sup>2</sup>, 19 m<sup>2</sup> and 19.5 m<sup>2</sup> + 10 m<sup>2</sup> bathroom to be refurbished (bath, shower, 2 basins, bidet) + WC + washbasin area.

2nd (recently renovated) = 13.5 m<sup>2</sup> hall + 2 bedrooms of 19.5 m<sup>2</sup> and 20.3 m<sup>2</sup> + 8 m<sup>2</sup> room + 4.4 m<sup>2</sup> hall + 51 m<sup>2</sup> attic.

Outside = Front courtyard and car park + gate (being installed) + former 200 m<sup>2</sup> wine storehouse with old wine vats (new roof) + rear terrace overlooking garden with swimming pool (9.5x4m, chlorine) + utility room + barbecue and bread oven.

Miscellaneous = Gas central heating + property tax of about 4000 € + estimated amount of annual energy consumption for standard use: between 5019 € and 6791 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + good location in the heart of the village close to shops/restaurants and in a quiet lane + roof in good condition.

Price = 675.000 € (A must see!)

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](http://georisques.gouv.fr)

Property Id : 55992

Property Size: 300 m<sup>2</sup>

Property Lot Size: 1,801 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 1

Reference: FP675000E

### **Other Features**

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€675,000

## Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

## Location: Occitanie



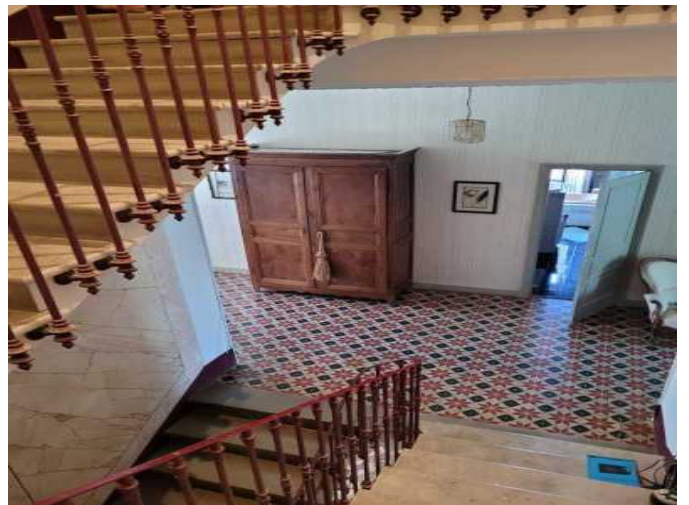
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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have 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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## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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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