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Completely Renovated Winegrower's House With 150 M2 Of Living Space With...

Causses Et Veyran , Herault , Occitanie



€248,400
inc. of agency fees

3 Beds

1 Baths

Picturesque village with cafe, post office and schools, located 10 minutes from Cessenon-sur-Orb, 30 minutes from Beziers and 40 minutes from the beaches ! Completely renovated winegrower's house with...

At a Glance

Reference	MFH-LFR-SC248400E	Near to	Causses Et Veyran	Price	€248,400
Bed	3	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Picturesque village with cafe, post office and schools, located 10 minutes from Cessenon-sur-Orb, 30 minutes from Beziers and 40 minutes from the beaches !

Completely renovated winegrower's house with 150 m² of living space offering a very welcoming living room with its original vaulted ceiling and stone fireplace, a fully equipped kitchen, a utility room, 3 bedrooms, an office (which can be used as an extra bedroom), 2 bathrooms, a garage, 2 large cellars, as well as 2 terraces of 50 m² and 26 m²!

Ground = Large 7.82 m² entrance hall + 20 m² garage (for small car) with old wine vats + large 27.22 m² cellar (door to outside) + large 40 m² cellar.

1st = Warm and inviting living room of about 60 m² with its magnificent original brick vaulted ceiling, also featuring a cosy sitting area, as well as a dining room with stone fireplace and French door onto balcony, a beautiful glass roof invites you into the dining area with a fully-equipped kitchen (central island, base units, sink, gas piano, hood) + utility room of 2 m² + hallway of 6.44 m² (terrace access) + 4.61 m² shower room (Italian shower, WC, basin unit) + 50 m² fully-tiled terrace with covered summer kitchen (sink and electricity) + storage shed.

2nd = 6.84 m² hall with cupboard + 11.40 m² bedroom + 11.15 m² bedroom + office of 8.32 m² + 5.27 m² corridor + 15 m² bedroom with large cupboard + 2.52 m² WC + 7.73 m² bathroom (bath, double basin unit) with access to the terrace + 26 m² terrace.

Miscellaneous = Completely renovated in 2020 (electricity, plumbing, insulation:) + central heating (heat pump) + stone fireplace + PVC double glazing + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 1380 € and 1868 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 821 €.

Price = 248.400 € (Very charming and comfortable !)

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 : 59995

Property Size: 150 m²

Property Lot Size: 192 m²

Bedrooms: 3

Bathrooms: 1

Reference: SC248400E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€248,400

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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