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## Large Winegrower's House With 220 M2 Of Living Space, Very Large Garage,...

Meze , Herault , Occitanie



# €378,000

inc. of agency fees

4 Beds

2 Baths

Village on the Bassin de Thau, with all shops (grocery, tobacconist, chemist), 15 minutes from Sete, Ballaruc and Bouzigues, 20 minutes from Pezenas, 25 minutes from Montpellier and 15 minutes from the...

### At a Glance

Reference MFH-LFR-  
MS378000EB

Bed 4

Near to Meze

Bath 2

Pool No

Price €378,000

Land Tax N/A

### Property Description

Village on the Bassin de Thau, with all shops (grocery, tobacconist, chemist), 15 minutes from Sete, Ballaruc and Bouzigues, 20 minutes from Pezenas, 25 minutes from Montpellier and 15 minutes from the beaches.

Spacious winegrower's house just 15 minutes from Sete and the beaches, offering 220 m<sup>2</sup> of living space including 4 bedrooms and 2 bathrooms. This property offers beautiful, comfortable living space and spacious bedrooms. The sleeping area is brand new, with a few refreshments to be carried out in the communal rooms. The garage can accommodate up to 4 vehicles. Just 15 minutes from the beaches, but away from the hustle and bustle of summer tourism!

Ground = Garage of approximately 130 m<sup>2</sup>+ 80 m<sup>2</sup> courtyard/garden at the rear of the house with a 27 m<sup>2</sup> covered area (under the terrace) and access to the garage + 20 m<sup>2</sup> courtyard at the front of the house with access to an entrance terrace of approx. 10 m<sup>2</sup> + cellar.

1st = 27 m<sup>2</sup> living room/kitchen opening onto 38 m<sup>2</sup> lounge with open fireplace + 5 m<sup>2</sup> utility/storage room with numerous cupboards + 8 m<sup>2</sup> utility room with access to the rear terrace + WC + 7 m<sup>2</sup> bathroom (needs updating, shower, bath and washbasin) + 17 m<sup>2</sup> room and hall with access to the rear terrace + 10.6 m<sup>2</sup> bedroom/study + 27 m<sup>2</sup> terrace with fireplace/barbecue and access to the courtyard.

2nd = Hall of 14 m<sup>2</sup> + 4 bedrooms of 15 m<sup>2</sup>, 15 m<sup>2</sup>, 14.4 and 27 m<sup>2</sup> + bathroom of 10 m<sup>2</sup> (bath and 2 basins) + WC + dressing room of 6 m<sup>2</sup>.

Exterior = 20 m<sup>2</sup> front courtyard with access to a 10 m<sup>2</sup> terrace + 27 m<sup>2</sup> rear terrace with access to an 80 m<sup>2</sup> courtyard.

Miscellaneous = Annual property tax of 2139 € + estimated amount of annual energy consumption for standard use: between 2430 € and 3320 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + heating with fireplace and electric convector heaters + new plumbing and electricity on the night side + roof in good condition and recently insulated (30 cm glass wool).

Price = 378.000 € (Potential and in a highly sought-after region close to beaches and Montpellier)

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 : 61140

Property Size: 217 m<sup>2</sup>

Property Lot Size: 269 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: MS378000EB

## **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€378,000

## Key Information

Property Features:

- Courtyard

## Location: Occitanie

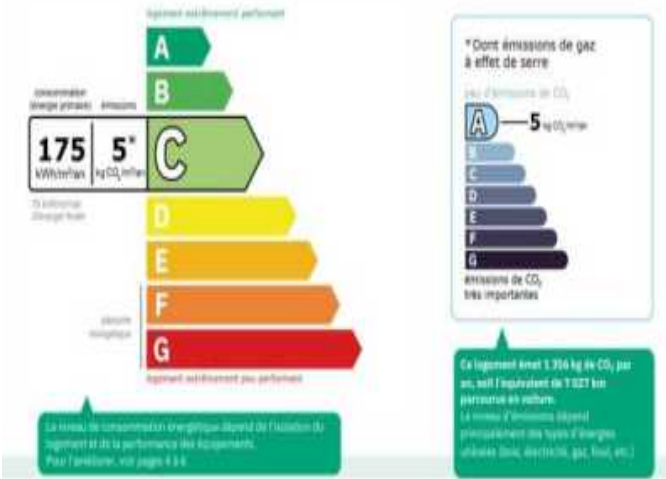


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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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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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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