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## Magnificent, Fully Renovated Winegrower's House With 280 M2 Of Living...

Salleles D'aude , Aude , Occitanie



**€575,000**  
inc. of agency fees

6 Beds

4 Baths

Charming village on the river with all shops and restaurants, 35 minutes from Beziers, 25 minutes from Narbonne, 45 minutes from Beziers and Carcassonne...

### At a Glance

<b>Reference</b>	MFH-LFR-BS575000E	<b>Near to</b>	Salleles D'aude	<b>Price</b>	€575,000
<b>Bed</b>	6	<b>Bath</b>	4	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Charming village on the river with all shops and restaurants, 35 minutes from Beziers, 25 minutes from Narbonne, 45 minutes from Beziers and Carcassonne airports, 10 minutes from Capestang and 40 minutes from the beaches.

Magnificent winegrower's house with 280 m<sup>2</sup> of living space, including 6 bedrooms and 4 bathrooms, where the charm of the old meets the elegance of the industrial style. Tastefully renovated, it retains its authentic character thanks to superb exposed beams and stone walls that create a warm, refined atmosphere. The spacious living area opens onto a lovely, sheltered courtyard. A swimming pool completes this idyllic setting. A unique house combining charm and modernity, waiting to be discovered!

Ground = Entrance into 59 m<sup>2</sup> dining room/ fitted kitchen + 4.6 m<sup>2</sup> storeroom/utility room + 20 m<sup>2</sup> lounge + 12 m<sup>2</sup> bedroom + 12 m<sup>2</sup> shower room with storage in former wine vats.

1st = 27 m<sup>2</sup> hall + 13 m<sup>2</sup> bedroom + 18 m<sup>2</sup> en suite bedroom with 12.6 m<sup>2</sup> bathroom (Italian shower, washbasin, bath, WC) + 11.2 m<sup>2</sup> bedroom + 12 m<sup>2</sup> en suite bedroom with 5.6 m<sup>2</sup> shower room (Italian shower, washbasin, WC).

2nd = 43 m<sup>2</sup> TV or reading room + 18 m<sup>2</sup> en suite bedroom with 8 m<sup>2</sup> shower room (shower, washbasin, WC).

Exterior = Beautiful courtyard with semi-covered summer kitchen + swimming pool area (6.5×4.5m) + landscaped area with parking + stone storage building.

Miscellaneous = Underfloor reversible air conditioning (+ 3 additional independent units) + annual property tax of 1223 Euros + superb renovation + sold with some furniture and possibility of negotiating other furniture.

Price = 575.000 Euros (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 : 64615

Property Size: 280 m<sup>2</sup>

Property Lot Size: 600 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 4

Reference: BS575000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	4
Price	€575,000

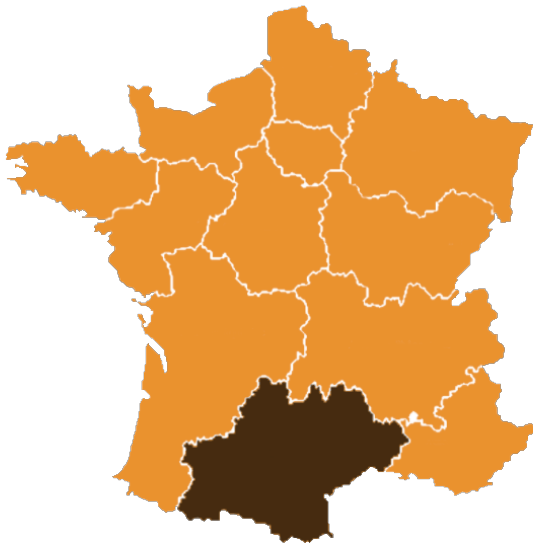
## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery











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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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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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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