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## Impressive Renovated Mas With A Main House And A Gite, On 5,5 Hectares...

Laurens , Hérault , Occitanie



# €715,000

inc. of agency fees

6 Beds

2 Baths

Nestled in the foothills of the natural park of Haut Languedoc, just minutes from all commerces, restaurants and services, 20 minutes to Beziers, 35 minutes...

### At a Glance

<b>Reference</b>	MFH-LFR-FL715000E	<b>Near to</b>	Laurens	<b>Price</b>	€715,000
<b>Bed</b>	6	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Nestled in the foothills of the natural park of Haut Languedoc, just minutes from all commerces, restaurants and services, 20 minutes to Beziers, 35 minutes from beaches, Beziers airport and just an hour from Montpellier.

An impressive and idyllic mas, previously an auberge, consisting of 2 houses with a garage, a hangar and streams, situated on 5.5 hectares of wooded land with vines, an olive grove and fruit trees with scope to develop further if wanted, set away from everywhere, yet close to everything. The 2 houses have been thoughtfully and tastefully renovated, offering lots of charm and practicality at the same time, the 2/3 bedroomed stone cottage, used as a permanent residence of about 120 m<sup>2</sup> living space with its own terrace and garden, the second house, let mainly as a gite for holiday makers, offering 2/3 bedrooms also over 100 m<sup>2</sup> living space with the possibility to enlarge by 100 m<sup>2</sup> on the 1st floor. A hidden gem in an idyllic setting, away from it all, but in close proximity to all amenities, in a peaceful and charming setting, already fully renovated with attention to detail and functionality, with ample living spaces and limitless potential and opportunities for exploitation, retaining character and charm wherever possible.

#### Stone cottage

Ground = Entrance into fully equipped open plan kitchen and diner room of 40 m<sup>2</sup> with storage and WC of 8.4 m<sup>2</sup> with basin + a spacious and bright lounge of 53 m<sup>2</sup> with sliding doors on both sides onto terraces, pointed stone walls and fireplace + a bedroom of 15 m<sup>2</sup> with built in wardrobes + a child's room or office of 7 m<sup>2</sup> + a laundry area of 2 m<sup>2</sup> + a bathroom of 7.4 m<sup>2</sup> (shower, bath, double sink) + a large terrace of 28 m<sup>2</sup> with barbecue and lovely views of the garden and land.

1st = Mezzanine of 14 m<sup>2</sup> (ideal as either office or bedroom).

#### Gite

Ground = Entrance into open-plan lounge and diner of 25 m<sup>2</sup> + an equipped kitchen of 11 m<sup>2</sup> with a breakfast table + laundry room of 3.4 m<sup>2</sup> + a bedroom of 16 m<sup>2</sup> with doors onto the terrace + a bedroom of 12 m<sup>2</sup> with a connecting room of 6 m<sup>2</sup> (child's room or dressing room) + a hallway of 5,3 m<sup>2</sup> leading to the bathroom of 4 m<sup>2</sup> (shower, sink) + separate WC of 2 m<sup>2</sup> (all within handicap norms) + a garage of 50 m<sup>2</sup> housing water filtration system, solar panel technics etc) + an additional storage area of about 30 m<sup>2</sup> with stairs to the 1st floor of 100 m<sup>2</sup> which can be developed and added to the ground floor living space (architect drawings available adding 3 bedrooms, bathroom and lounge) + a large south-facing terrace of 45 m<sup>2</sup> with barbecue area and sink, with views of the garden and land + both properties are completely private.

Outside = A plot of wooded land and fields of 5.5 hectares, with a gated private driveway, vines, olive trees, fruit trees + a hangar of about 200 m<sup>2</sup> (which can be removed and a more permanent structure built, ideal for receptions, weddings, retreats, a multitude of options) + a large fountain lies between the two houses, used as a plunge pool during the hotter months + there are also 2 streams, one trickles all year round, the other dries up in the summer + the property has its own water supplies, one a natural spring, the other a dug well, allowing for free water year around + the property can be entirely self-sufficient, with a chicken coop, vegetable garden, anything wanted, no limits.

Sundry = Reversible air-conditioning everywhere + wood burning stove + septic tank (within norms) own water supply + property tax of 1343 Euros + estimated amount of annual energy consumption for standard use: between 930 Euros and 1310 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + good roof (a part of cottage roof is new) + proven rentals of the gite 1200

Euros/week + habitable immediately + already renovated ( with potential to enlarge) + garage + possibility for roof terrace on cottage + hangar + solar panels providing electricity (surplus sold back to the energy provider) + charger for electric cars + 5.5 hectares of land + tools and equipment/machines to maintain grounds may be included in sale.

Price = 715.000 Euros (An absolute 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 : 65269

Property Size: 220 m2

Property Lot Size: 55,525 m2

Bedrooms: 6

Bathrooms: 2

Reference: FL715000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€715,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery



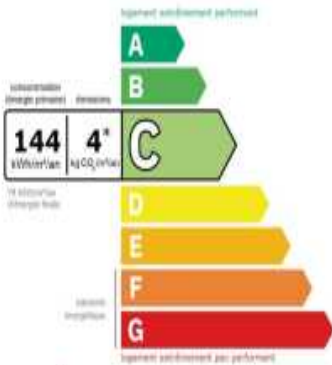








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Le niveau de consommation énergétique dépend de l'isolation du logement et de la performance des équipements.  
Pour l'installer, voir pages 4 à 6

Ce logement émet 528 kg de CO<sub>2</sub> par an, soit l'équivalent de 2 738 km parcourus en voiture.  
Le niveau d'émission dépend principalement des types d'énergie utilisés (électricité, gaz, bois, etc.)

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**C. BAUER – Sunday Times**

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