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## Superb Wine House for sale near Béziers in Hérault - VIRTUAL

Argeliers , Aude , Occitanie



# €575,000

inc. of agency fees

6 Beds   5 Baths   270 sqm   370 sqm

Magnificent stone vineyard house with outside space with a pool and terrace located in the heart of a charming village of the Minervois with all amenities near Béziers in Occitanie.

### At a Glance

<b>Reference</b>	MFH-MSA54717	<b>Near to</b>	Béziers	<b>Price</b>	€575,000
<b>Bed</b>	6	<b>Bath</b>	5	<b>Hab.Space</b>	270 sqm
<b>Land</b>	370 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	€1628.00

### Property Description

Located in the heart of the charming village of Argeliers, this magnificent stone vineyard house offers a total living area of 270 sqm. The house is equipped with all amenities including a pharmacy, doctor, Intermarché, gas station, school and college. It is also conveniently located 25 minutes away from Béziers and its airport, 25 minutes from the beaches of Narbonnais, and 1 hour from Spain.

The house comprises an entrance, a spacious living room, a dining room, and a kitchen that opens up to the relaxation area featuring a swimming pool (7.70m x 3m) with a swimming corridor. This space is also equipped with a bathroom, WC, workshop, laundry room, terrace, and solarium that offers complete privacy.

On the upper floor, there are 3 bedrooms, 2 of which come with a bathroom and toilet, an office, and a studio that features a kitchenette, bedroom, bathroom and toilet. At the end of the corridor, there is a large master suite with a bathroom of 23 sqm that includes a central bath, a shower, a toilet, and a double vanity. The top floor features a large bedroom and attic.

The garden on the south side has an area of 370 sqm and is enclosed by a stone wall. It includes a well, a concrete washbasin with goldfish, and a large garage that can accommodate up to 3 vehicles.

## **THE WINE HOUSE**

### **The ground floor**

- entrance - 15.15 sqm
- living room - 23.52 sqm
- dining room - 10.96 sqm
- kitchen - 18.53 sqm
- shower and toilet - 5.53 sqm
- laundry - 12.13 sqm

### **The first floor and attic**

- bedroom 1 with shower room - 19.10 sqm
- studio - 25 sqm
- bedroom 3 14.91 sqm
- office or bedroom 4 - 9.69 sqm
- bedroom 5 next to attic - 25 sqm

## **Stepping Outside**

- BBQ area
- easy maintenance
- swimming pool (7m x 3m)
- workshop - atelier
- garage - 66 sqm

## **Additional Information**

- oil central heating
- equipped kitchen

- air conditioning
- renovated electricity system
- wood burning stove
- tiles, style wooden doors, ....
- **VIDEO** available on request

## **The Area & Access**

- Narbonne and Béziers at 20 minutes
- seaside at 30 minutes
- Carcassonne at 45 minutes

***This beautiful character property is filled with charm, very well located in the heart of the village, with a pool ... and all in peace! NEW PRICE!***

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Near to a Golf Course?	✓
Is near the Coast?	✓

## And Before You Ask

Exposure:	South
Condition:	Very good
Heating System:	Central heating (oil)
Reason for selling:	Due to relocation
Currently lived in:	Yes
Condition of Roof:	Very good condition
Land Tax:	€1628.00

## Summary

Property type:	Village house
Bedrooms:	6
New Home?	No
Bathrooms	5
Price	€575,000

## Key Information

Year Built:	1880
Internal Area:	270 sqm
Land Area:	370 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- Winehouse full of charm
- very nice pool area with no views from Neighbours
- close to all amenities
- cute garden
- garage for 3 cars

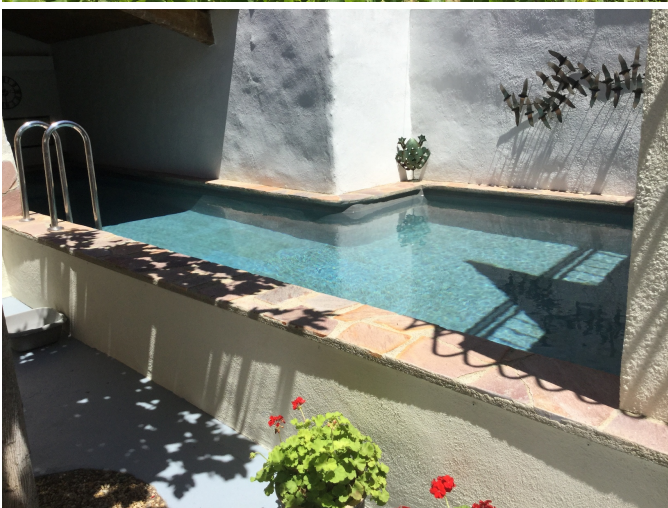
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

**Location: Occitanie**





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