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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

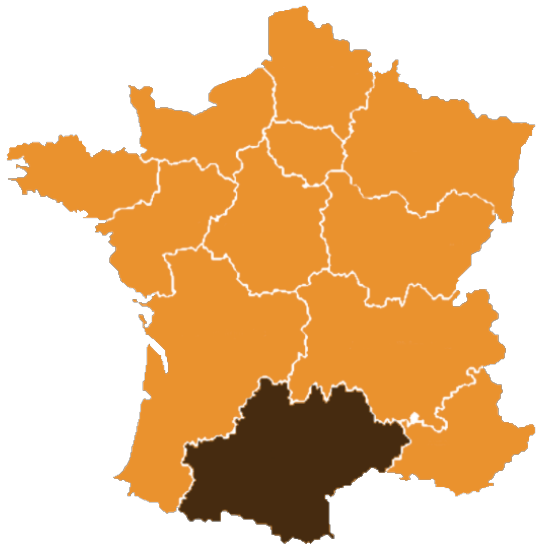
|                        |         |
|------------------------|---------|
| Year Built:            | 1880    |
| Internal Area:         | 270 sqm |
| Land Area:             | 370 sqm |
| Floor:                 | 2       |
| How many Outbuildings: | 1       |
| Number of Fireplaces:  | 1       |

### 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**



## Gallery











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