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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.

Land Tax €1628.00

At a Glance

Land

 Reference
 MFH-MSA79588
 Near to
 Béziers
 Price
 €575,000

 Bed
 6
 Bath
 5
 Hab.Space
 270 sqm

Yes

Pool

Property Description

370 sqm

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:

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

1

1

Floor: 2

How many

Outbuildings:

Number of

Fireplaces:

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

Yes

Has a Garden Y

Has a Terrace? Yes

Swimming Pool? Yes

Has Air

Conditioning?

Yes

Has

Yes ADSL/Broadband?

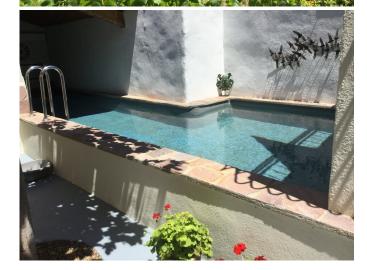
Location: Occitanie



Gallery









































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C. BAUER - Sunday Times

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S. and L. BROWN



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