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Former Farm/wine Making Property Offering 2 Accomodations Of 560 M2 And...

Alignan Du Vent , Herault , Occitanie



€1,250,000

inc. of agency fees

7 Beds

5 Baths

5 minutes from the lively and touristic medieval town of Pezenas, 25 minutes from Beziers, 25 minutes from the coast, with all shops and restaurants. An invitation to various projects (events organisation,...

At a Glance

Reference MFH-LFR-
TA1590000E

Bed 7

Near to Alignan Du Vent

Bath 5

Pool Yes

Price €1,250,000

Land Tax N/A

Property Description

5 minutes from the lively and touristic medieval town of Pezenas, 25 minutes from Beziers, 25 minutes from the coast, with all shops and restaurants.

An invitation to various projects (events organisation, riding school, restaurant etc:) with this former farm/wine making property offering 2 accommodations of 560 m² and 100 m² (guardian lodge) on about 3.5 ha of land. The main house was renovated with quality, the rooms are all ultra spacious. Nice garden area with pool, a lovely interior courtyard leading to 2 stone wine caves. Possibility of market gardening on the attached lands!

Main home

Ground = Entrance hall of 45 m² + vaulted lounge of 70 m² leading to the interior courtyard of 121 m² (with access to the wine barns) + equipped kitchen of 32 m² (upper and lower units, electric oven, hob, extractor, sink, fridge and dishwasher) and access to the front garden + WC and cloakroom of 8 m².

1st = Large lounge of 69.5 m² with access to the back garden/pool + en suite bedroom of 41 m² with bathroom of 25 m² (hydro jet bath, 2 washbasins, shower, bidet and WC) + en suite bedroom of 30 m² with bathroom of 6.6 m² (bath, washbasin and WC) + hall of 6.5 m² + en suite bedroom of 31 m² with washroom of 9 m² (italian walk-in shower, washbasin and WC).

2nd = Mezzanine of 12 m² + another mezzanine of 16.8 m² with access to an en suite bedroom of 29 m² with bathroom of 7.4 m² (bath, WC and 2 washbasins) + en suite bedroom of 31 m² with washroom of 9 m² (italian walk-in shower, WC and washbasin).

Guardian house

Independent home of 100 m² of living space with 2 bedrooms and 2 gardens

Exterior = 2 stone barns of 280 m² each + 2 attached large plots (about 3 hectares) watered with Bas Rhone + pool (12x6m, chlorine) with sliding hard cover.

Extras = Oil central heating + reversible air conditioning in the bedrooms + home in excellent condition + annual land tax of 3800 € + ideal location for a good visibility + borehole + well + 3 septic tanks + 2 electric meters + town electricity.

Price = 1.250.000 € (Beautiful property)

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

Property Id : 56162

Property Size: 660 m²

Property Lot Size: 35,000 m²

Bedrooms: 7

Bathrooms: 5

Reference: TA1590000E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

With Land/Garden

Summary

Property type:	House
Bedrooms:	7
Bathrooms	5
Price	€1,250,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie

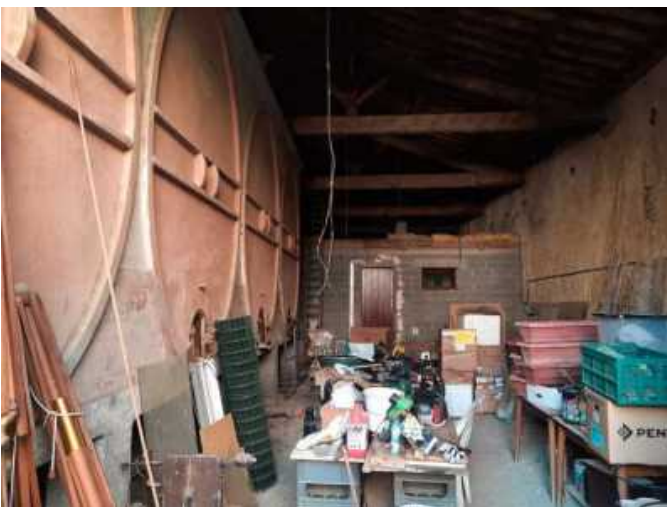


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C. BAUER – Sunday Times

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