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Superb Character Property With 311 M2 Of Living Space, Annexe And Park...

Beziers , Hérault , Occitanie



€842,400

inc. of agency fees

6 Beds

2 Baths

Village with all shops located at 20 minutes from Beziers and Narbonne, close to the Canal du Midi and only 20 minutes from the beach ! Superb characterful house from the 18th century that has precious...

At a Glance

Reference MFH-LFR-
NB864000E

Bed 6

Near to Beziers

Bath 2

Pool Yes

Price €842,400

Land Tax N/A

Property Description

Village with all shops located at 20 minutes from Beziers and Narbonne, close to the Canal du Midi and only 20 minutes from the beach !

Superb characterful house from the 18th century that has precious kept his original charm, with a living

space of 311 m² offering 5 to 6 bedrooms, 2 bath/shower rooms, a lounge, a large open kitchen with dining room, large hallways, a cellar, a laundry room, a workshop, the all on a beautiful park of 1625 m² with pool and basin. Annexe of 58 m² on the ground floor with independent access, very easily convertible into a gite and with an outside space of 10 m². Unique ! Lots of charm !

Main house of 311 m²

Basement = Cellar of 25 m².

Ground = Large hallway of 41 m² (possibility access gite) + lounge of 33 m² (original marble fireplace) + beautiful dining room/open kitchen of 65 m² (superb original wooden fireplace, large central island, double sink, cupboards, 2 french windows leading on terrace and access to the laundry room and workshop) + laundry room of about 20 m² with washroom (shower, WC and sink) and boiler room + workshop of about 20 m² with access to the terrace.

1st = Large hallway of 24 m² + bedroom of 15 m² (balcony and access other bedroom) + bedroom of 18 m² (balcony and fireplace) + bedroom of 20 m² (balcony and fireplace) + bedroom of 21 m² (balcony) + dressing room of 12 m² + office/bedroom) of 12 m² + 4 steps going down to a hall of 5 m² + WC and sink of 6 m² + bathroom of 18 m² (double basin unit, corner jacuzzi bath, sauna, shower and 2 towel dryers) + bedroom of 18 m² + cupboard of 7 m².

Annexe of 58 m² (with independant access)

Ground = Room of 28 m² + room of 15 m² + room of 15 m² (WC and sink) + outside space of 10 m² (possibility to enclose). Very easy to convert into a gite adding a small kitchen and a washroom (all the arrivals are in place).

Exterior = Pleasant park of 1625 m² with lots of trees (olive trees, linden tree, magnolia tree, cedar tree :) + large terrace of 55 m² + pool (shell, bean form) + basin with pump system + 2 wells with pump system + second gate with access on an other street.

Extras = Superb original features (tiles, beautiful ceilings, original marble fireplace, original stone staircase) + electricity and plumbing have been redone + roof has been entirely redone in 2000 + heat pump + reversible air conditioning in bedrooms + double PVC glazing + thermodynamic boiler + estimated amount of annual energy consumption for standard use: between 1660 € and 2300 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax is 2818 € + 2 private parking spaces.

Price = 842.400 € (Unique ! Full of charm !)

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 : 49878

Property Size: 311 m2

Property Lot Size: 1,660 m2

Bedrooms: 6

Bathrooms: 2

Reference: NB864000E

Other Features

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€842,400

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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