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## Superb And Unique Bourgeoise Home With Its Gardian Home On A 595 M2 Plot...

**Pailhes , Hérault , Occitanie**



# €519,000

inc. of agency fees

9 Beds

4 Baths

Nice village with all grocery/news agent, restaurant, school, bar, 15 minutes from Beziers, (airport) and 20 minutes from the coast. Former property of a wine merchant including a large bourgeoise home...

### At a Glance

**Reference** MFH-LFR-PAU556400E

**Bed** 9

**Near to** Pailhes

**Bath** 4

**Pool** Yes

**Price** €519,000

**Land Tax** N/A

### Property Description

Nice village with all grocery/news agent, restaurant, school, bar, 15 minutes from Beziers, (airport) and 20 minutes from the coast.

Former property of a wine merchant including a large bourgeoisie home of 270 m2 living space (1919, 7 bedrooms and 3 bathrooms) and its gite/gardian home of 82 m2 (2 bedrooms and one bathroom), on a 595 m2 plot with annexes and pool, well south facing orientated. An absolute must see!

#### Main residence

Ground = Entrance hall of 20 m2 + lounge of 18 m2 + living room/kitchen of 33 m2 with access to a utility room of 8.5 m2 and workshop + WC with handbasin + office of 13.5 m2.

1st = Hall of 6.5 m2 + 4 bedrooms of 16.6 m2, 18 m2, 16.5 m2 and 16 m2 + bathroom of 6.4 m2 (bath, wasbasin and wc).

2nd = Hall of 7.8 m2 + 3 bedrooms of 16.5 m2, 18 m2 and 18 m2 en suite with bathroom of 5.8 m2 (free standing bath, washbasin and WC) + shower room of 4 m2 (shower, washbasin and WC).

#### Gite

Ground = Living room/kitchen of 30 m2 + lounge of 28 m2.

1st = Hall of 5 m2 + bedroom of 18 m2 + bedroom of 19 m2 with sleeping mezzanine + bathroom of 10 m2 (italian walk-in shower, wc and washbasin).

Exterior = Plot of 595 m2 + salty secured pool with winter/summer protecting covers + automated water sprinkling system + one parking space inside the property + a stone shed of 25 m2 with a former barbecue.

Extras = 2 rooms with reversible air conditioning + the house would need a more powerful heating system + simple glazing + estimated amount of annual energy consumption for standard use: between 2158 € and 2920 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 2373 € + roof done in 2009.

Price = 519.000 € (Superb and unique !)

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](http://georisques.gouv.fr)

Property Id : 43557

Property Size: 352 m2

Property Lot Size: 595 m2

Bedrooms: 9

Bathrooms: 4

Reference: PAU556400E

## **Other Features**

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	9
Bathrooms	4
Price	€519,000

## Key Information

Property Features:

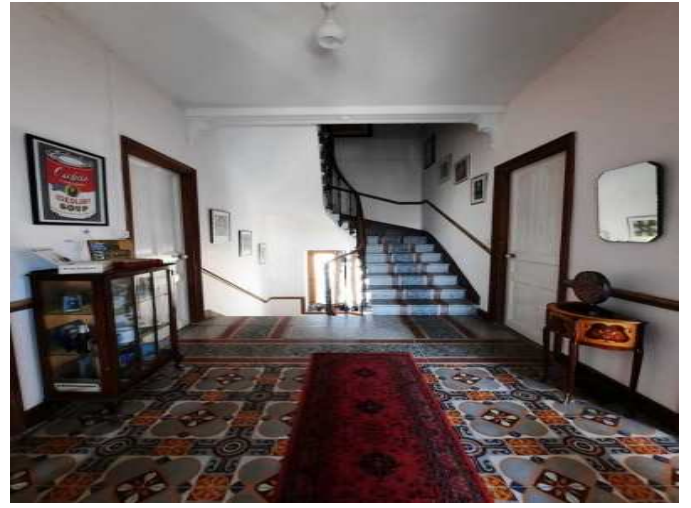
- Courtyard
- Swimming Pool? Yes

## Location: Occitanie



## Gallery











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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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