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## Beautiful Character Home With 202 M2 Of Living Space And On 1448 M2 Of...

**Saint Pons De Thomieres , Herault , Occitanie**



# €559,000

inc. of agency fees

5 Beds

2 Baths

Small village of the Jaur valley with a grocery, a cafe, 5 minutes from Olargues, 10 minutes from Saint Pons de Thomieres, 20 minutes from Lamalou les Bains and 90 minutes from Montpellier and Beziers...

### At a Glance

**Reference** MFH-LFR-PS559000E  
**Bed** 5

**Near to** Saint Pons De Thomieres

**Bath** 2

**Pool** Yes

**Price** €559,000

**Land Tax** N/A

### Property Description

Small village of the Jaur valley with a grocery, a cafe, 5 minutes from Olargues, 10 minutes from Saint Pons de Thomieres, 20 minutes from Lamalou les Bains and 90 minutes from Montpellier and Beziers airports and from the coast.

Beautiful character home with 202 m<sup>2</sup> of living space including 5 bedrooms and 2 bathrooms, on 1448 m<sup>2</sup> of land with a soothing spectacle of the river. A lovely pool adds to the intimate comfort of this property. And finally the unique privilege to use the water of a stream source of unlimited fresh water that goes across the land !

Ground (garden level) = Former stable of 22 m<sup>2</sup> + wine cellar of 8 m<sup>2</sup> + workshop of 29.6 m<sup>2</sup> with source + workshop/former stable of 28 m<sup>2</sup>.

Ground (street level) = Entrance hall of 18.5 m<sup>2</sup> with access to the terrace + living room/dining room of 36 m<sup>2</sup> + equipped kitchen of 12 m<sup>2</sup> (cooker, sink, fridge) + WC with handbasin + bedroom of 13 m<sup>2</sup> with shower + garage of about 70 m<sup>2</sup>.

1st = Hall of 15 m<sup>2</sup> + en suite bedroom of 20 m<sup>2</sup> with bathroom of 12.6 m<sup>2</sup> (bath, italian walk-in shower, WC, washbasin) leading to a large leisure room (or 6th bedroom) of 33 m<sup>2</sup> + washroom of 10.2 m<sup>2</sup> (bidet, WC italian walk-in shower and sauna) with access to the leisure room + bedroom of 17.6 m<sup>2</sup> + bedroom of 13.6 m<sup>2</sup>.

2nd = 3 attic rooms of 40 m<sup>2</sup>, 10 m<sup>2</sup> and 20 m<sup>2</sup>.

Exterior = 2 terraces of 10 m<sup>2</sup> with views + garden with lovely lime tree and access to the river + pool (10x5m, salt, new equipment) + unlimited constant water source going across the land (possibility of irrigation).

Sundry = Gas central heating (exterior tank) + estimated amount of annual energy consumption for standard use: between 6474 € and 8758 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1064 € + great potential for installing a hydrolic system.

Price = 559.000 € (Peace and nature !)

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 : 44309

Property Size: 202 m<sup>2</sup>

Property Lot Size: 1,448 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Reference: PS559000E

## **Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Swimming Pool

With Land/Garden

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€559,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

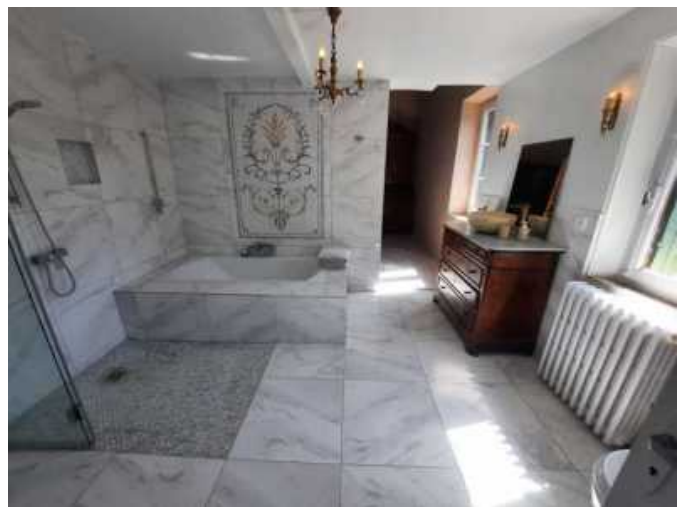
## Location: Occitanie



## Gallery











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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.

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**C. BAUER – Sunday Times**

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