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## Charming Winegrowers House With A Gite, All Together 340 M2 Of Living...

Pezenas , Hérault , Occitanie



# €569,000

inc. of agency fees

7 Beds

5 Baths

Large lively village with all shops, restaurants, 10 minutes from Pezenas, 20 minutes from Beziers and 25 minutes from the coast/bassin de Thau. Charming winegrowers house with a gite, located just 8 minutes...

### At a Glance

Reference MFH-LFR-  
MP619000E

Bed 7

Near to Pezenas

Bath 5

Pool Yes

Price €569,000

Land Tax N/A

### Property Description

Large lively village with all shops, restaurants, 10 minutes from Pezenas, 20 minutes from Beziers and 25 minutes from the coast/bassin de Thau.

Charming winegrowers house with a gite, located just 8 minutes from Pezenas. Nestled in the heart of a

picturesque winemaking village with 340 m<sup>2</sup> of living space including a main residence of 225 m<sup>2</sup> (4 bedrooms), a gite of 75 m<sup>2</sup> (3 bedrooms) and an independent office/leisure/studio of 40 m<sup>2</sup>. This property offers the perfect blend of wine history, modern comfort, and ideal proximity to the city. Experience the timeless charm of countryside living while staying connected to nearby urban amenities.

#### Main house

Ground = Living room equipped kitchen of 40 m<sup>2</sup> + lounge of 30 m<sup>2</sup> + washroom of 3.3 m<sup>2</sup> (shower, washbasin, WC) + utility room of 15 m<sup>2</sup> + garage of 90 m<sup>2</sup>.

1st = Hall of 7 m<sup>2</sup> + 3 bedrooms of 16 m<sup>2</sup>, 12.8 m<sup>2</sup> and 17 m<sup>2</sup> + room of 5 m<sup>2</sup> + washroom of 9 m<sup>2</sup> (2 washbasins, italian walk-in shower, WC) + terrace of 20 m<sup>2</sup>.

2nd = En suite bedroom of 68 m<sup>2</sup> with dressing room and washbasin (italian walk-in shower, 2 washbasins, WC).

#### Gite (1st floor)

Entrance onto a living room/equipped kitchen of 32 m<sup>2</sup> with access to a large terrace of about 30 m<sup>2</sup> + hall of 3 m<sup>2</sup> + 3 bedrooms of 12 m<sup>2</sup>, 10.2 m<sup>2</sup> and 10.4 m<sup>2</sup> + washroom of 3 m<sup>2</sup> (shower, washbasin, WC) + washroom of 5.2 m<sup>2</sup> (shower, washbasin, washing machine, WC).

#### Ground floor studio

Room of 40 m<sup>2</sup> used as a tasting room with WC and washbasin area. Possibility to convert into a studio.

Exterior = Large courtyard of about 200 m<sup>2</sup> + small pond with gold fishes + well + pool (6x4m, chlorine, under removable roof).

Extras = Annual land tax of 3000 € + estimated amount of annual energy consumption for standard use: between 1980 € and 2750 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + town gas central heating and reversible air conditioning on the 2nd floor + annual income of the gite between 15000 and 20000 € + the house could be easily converted into a B&B.

Price = 569.000 € (Very good location for a new project !)

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 : 62309

Property Size: 340 m<sup>2</sup>

Property Lot Size: 480 m<sup>2</sup>

Bedrooms: 7

Bathrooms: 5

Reference: MP619000E

**Other Features**

Courtyard

Immediately Habitable

Latest properties

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	7
Bathrooms	5
Price	€569,000

## Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

## Location: Occitanie



## Gallery













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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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