

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

Pezenas, Herault, Occitanie





### At a Glance

Reference	MFH-LFR- MP619000E 7	Near to	Pezenas	Price	€569,000
Ded		Bath	5	Land Tax	N/A
Bed		Pool	Yes		

### **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 m2 of living space including a main rsidence of 225 m2 (4 bedrooms), a gite of 75 m2 (3 bedrooms) and an independent office/leisure/studio of 40 m2. 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 m2 + lounge of 30 m2 + washroom of 3.3 m2 (shower, washbasin, WC) + utility room of 15 m2 + garage of 90 m2.

1st = Hall of 7 m2 + 3 bedrooms of 16 m2, 12.8 m2 and 17 m2 + room of 5 m2 + washroom of 9 m2 (2 washbasins, italian walk-in shower, WC) + terrace of 20 m2.

2nd = En suite bedroom of 68 m2 with dressing room and washbasin (italian walk-in shower, 2 washbasins, WC).

#### Gite (1st floor)

Entrance onto a living room/equipped kitchen of 32 m2 with access to a large terrace of about 30 m2 + hall of 3 m2 + 3 bedrooms of 12 m2, 10.2 m2 and 10.4 m2 + washroom of 3 m2 (shower, washbasin, WC) + washroom of 5.2 m2 (shower, washbasin, washing machine, WC).

#### Ground floor studio

Room of 40 m2 used as a tasting room with WC and washbasin area. Possibility to convert into a studio.

Exterior = Large courtyard of about 200 m2 + small pond with gold fishes + well + pool (6x4m, chlorine, under removable roof).

Extras = Annual land tax of  $3000 \notin$  + estimated amount of annual energy consumption for standard use: between  $1980 \notin$  and  $2750 \notin$  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  $\notin$  + 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

Property Id : 62309 Property Size: 340 m2 Property Lot Size: 480 m2 Bedrooms: 7 Bathrooms: 5 Reference: MP619000E

#### **Other Features**

Courtyard Immediately Habitable Near the coast Outside space Prestige Private parking/Garage Rental Potential Swimming Pool Terrace With Land/Garden

# Summary

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

# **Key Information**

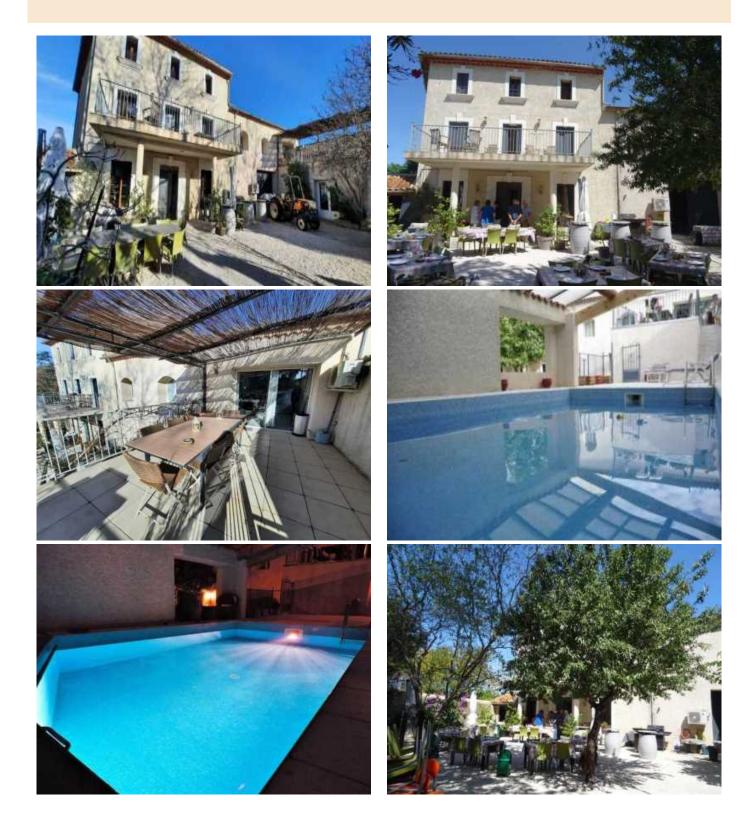
Property Features:CourtyardSwimming Pool?

Yes

### **Location: Occitanie**



# Gallery









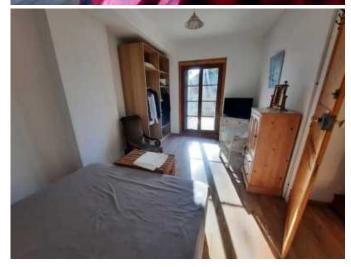
































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