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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...

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 m² of living space including a main residence 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 € + 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

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

Key Information

Property Features:	
• Courtyard	
Swimming Pool?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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