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## Comfortably Renovated Winegrower House With 128 M2 Of Living Space, Terrace...

Marseillan , Hérault , Occitanie



# €429,000

inc. of agency fees

4 Beds

2 Baths

Charming wine-producer's house in the centre of a historic village offering shops, restaurants, a pharmacy, school and many opportunities to taste and buy local wine including the delicious Picpoul de...

### At a Glance

**Reference** MFH-LFR-PMA429000E

**Bed** 4

**Near to** Marseillan

**Bath** 2

**Pool** Yes

**Price** €429,000

**Land Tax** N/A

### Property Description

Charming wine-producer's house in the centre of a historic village offering shops, restaurants, a pharmacy, school and many opportunities to taste and buy local wine including the delicious Picpoul de Pinet.

Situated 15 minutes from an array of Mediterranean beaches, 15 minutes from the historic town of Pezenas, and short drives to the towns of Marseillan and Meze, both famous for seafood from the Étang de Thau. There's a great choice of things to see, taste, eat and do.

Tastefully renovated, the house offers 128 m<sup>2</sup> of living space, including four double bedrooms and two bathrooms, a terrace on the first floor, and on the ground floor a large courtyard with pool surrounded by stylish limestone tiles - an inviting space for relaxing and dining. There are original features including a Terrazzo hallway and original stone sink.

Ground = Entrance hall + garage of 30 m<sup>2</sup> + storage room of 10 m<sup>2</sup> + bathroom of 4 m<sup>2</sup> (shower, washbasin, WC) interlinked with a bedroom of 11.4 m<sup>2</sup> with access to a bedroom of 12 m<sup>2</sup> with access to the courtyard + pool storage room.

1st = Hall of 5.8 m<sup>2</sup> + lounge/living room/equipped kitchen of 29 m<sup>2</sup> (upper and lower units, hob, oven, dishwasher, dishwasher, micro-wave, fridge/freezer) with access to a veranda of about 15 m<sup>2</sup> with fireplace and to a terrace of 10 m<sup>2</sup> + WC with handbasin + 2 bedrooms of 13.2 m<sup>2</sup> and 12.5 m<sup>2</sup> + bathroom of 8.5 m<sup>2</sup> (italian walk-in shower, 2 washbasins, bidet, WC) + small room (could be used for storage, dressing room or as a single bedroom).

Exterior = Large courtyard of about 120 m<sup>2</sup> with mulberry tree (pool 7.5×3.5 m, chlorine, new pump, new filtration) + independent access to the courtyard.

Extras = Annual land tax of about 1000 € + reversible air conditioning + house fitted with a new thermodynamic boiler + estimated amount of annual energy consumption for standard use: between 1240 € and 1730 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + house rented 2000 €/week in the summer + alternatively the 2 bedrooms on the ground could be rented only as B&B rooms.

Price = 429.000 € (Very good location and comfortable !)

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 : 47524

Property Size: 128 m<sup>2</sup>

Property Lot Size: 245 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: PMA429000E

## **Other Features**

Courtyard

Immediately Habitable

Near the coast

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 4        |
| Bathrooms      | 2        |
| Price          | €429,000 |

## Key Information

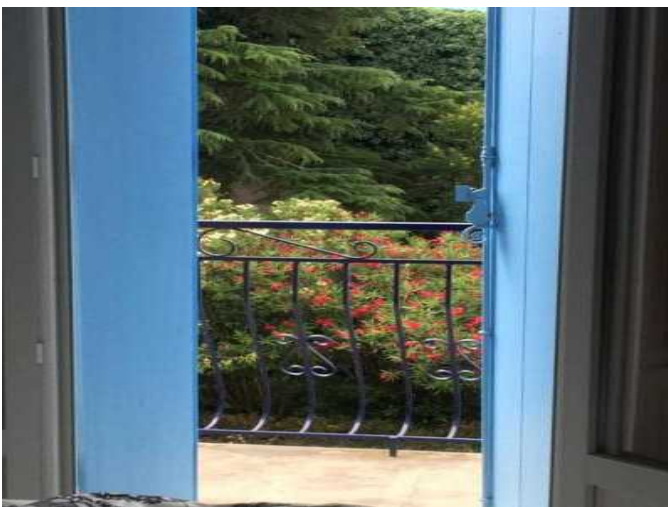
|                    |     |
|--------------------|-----|
| Property Features: |     |
| • Courtyard        |     |
| Swimming Pool?     | Yes |

## Location: Occitanie

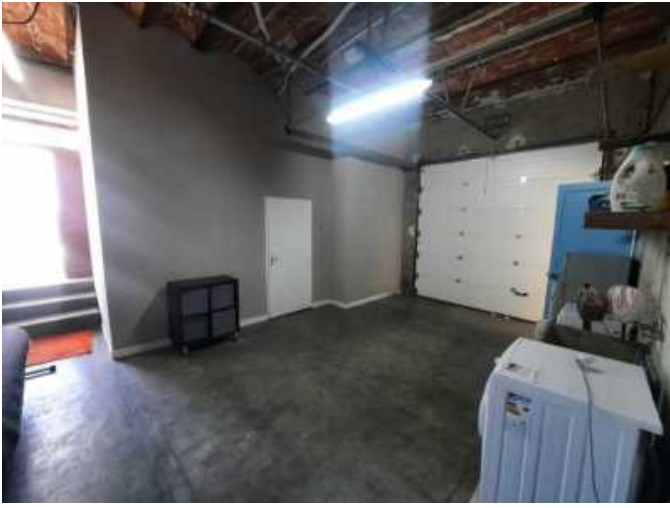


## Gallery











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**C. BAUER – Sunday Times**

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