



Maison De Maitre With 280 m2 Of Living Space, Courtyard, Pool, Barns And Gite With Terrace.,

€575,000

Ref: RP635000E

34500, Hérault, Occitanie

* For Sale * 5 Beds * 4 Baths

Elegant 19th century Maison de Maitre offering 280 m2 of living space including 5 bedrooms and 4 bathrooms, an intimate winegrowers' yard of 215 m2 with a pool, garage, and an independent gite of 65 m2 with private terrace of

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

Elegant 19th century Maison de Maitre offering 280 m² of living space including 5 bedrooms and 4 bathrooms, an intimate winegrowers' yard of 215 m² with a pool, garage, and an independent gite of 65 m² with private terrace of 63 m². The property is in excellent general condition, having preserved all original elements (tiles, fireplaces, doors, etc.) but with all modern comforts. Well located in a lively village!

Property features:

Swimming pool

Commercial

Immediately habitable

City/town/village centre

Includes one or more Gites

Property Details:

Lively village with all shops and services, restaurants, just 10 kilometers from Pezenas, near the A9 and A75 motorways, and 35 minutes to the beach and Vias airport.

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Maison de Maitre

Ground = Entry hall of 15 m² with 2 lounge areas of 15 m² and 16 m² + garage of 50 m² + laundry room of 10 m² (shower, basin, wc, laundry hookups) + lovely green courtyard of 150 m² with original paving, mature trees, well and pool (6x3m).

1st = Central hall of 15 m² + office of 5 m² at the end of the hall with wc/handbasin + living room of 24 m² + dining room of 18.5 m² + fitted and equipped kitchen of 27 m² (oven, hob, dish washer, upper/lower elements, extractor) and lovely original open hearth fireplace, plus french doors opening onto the south terrace overlooking the courtyard + conservatory of 13 m² + bedroom of 16.5 m² + 3.40 meter ceilings on this level.

2nd = Large central hall of 21 m² + 2 bedrooms of 23.5 m² and 10.6 m² + 2 bedrooms of 16.5 m² and 18 m², each with their own en-suite bathrooms (bath, basin, wc) + bathroom of 7.2 m² (bath, basin, separate wc).

Stable + gite

Rez = 2 stone rooms of 24 m² and 29 m².

1st = Independent gite of about 65 m² with kitchen/lounge, 3 bedrooms and shower room + private terrace of 63 m²+ independent access by side alleyway.

Exterior = Courtyard of 300 m² with pool (8x4m) and original wine cuves.

Extras = Harmony, volume, charm (plaster mouldings, large windows, iron balconies, original elements, etc) + the gite could rent for around 800 €/week + electrics, roofing, facades are in very good condition + town gas central

heating + property tax of about 1800 €.

Price = 635.000 € (A must see!)

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.

Gallery

