



Character House,

34120, Hérault, Occitanie

€575,000

Ref: 2308

* Available * 3 Beds * 1 Bath

Elegant 19th C. Maison de Maître, entirely restored, 4 bedrooms, terrace and winter-garden, 3 bed Gîte, southwest facing courtyard with pool, large garage, 771m² grounds, in the heart of lively...

Property Description

This newly renovated Maison de Maître, built c. 1870, is located in the heart of a typical Languedoc village in the Pezenas area, Languedoc Roussillon, Occitanie, South of France. The 3 floor stone house is in excellent condition and many original features have been retained or restored. The mosaic tiled entrance hall features an original small marble sink and leads to a reception room with a marble fire place. All rooms on the first floor are very elegant, have high ceilings, original floors and are spacious and bright. The kitchen opens up to a large sunny terrace overlooking the sunny south-west facing courtyard with a swimming pool. There are 3 spacious en-suite bedrooms on the second floor all with traditional French shutters. The 3 floors are connected by a beautiful original stone staircase. The private rear courtyard can be accessed through the entrance hall or from the large garage with high openings and doors, or via a staircase from the large 1st floor terrasse. Across the private courtyard garden with swimming pool, is a separate building with 2 storage rooms on the ground floor and a completed 3 bedroom Gîte on the first floor with its own independent access. Further development potential exists - either for gites, artist's studio, summer kitchen, etc.

Description of the building The property offers 250m² of living area over 3 floors
Ground floor: Entrance hall 9m², reception room 14.5m² with marble fireplace, games room 10m², laundry room 10m² with shower and WC, garage 48m² with access to the courtyard.
1st floor:
Lovely large landing 21m² with tomette floor, living room 24m² with fireplace and high ceilings with 2 balconies, formal dining room 17.5m² high ceilings and tomette floor, library 16m², kitchen/diner 27m² with wood burning stove insert, access to the terrace 35m² with a part as a lovely winter-garden, WC with basin.
2nd floor:
large landing with original tomette floor 21m², bedroom 1 17.5m² with fireplace and en-suite 6m², bedroom 2 23m² with a fireplace, 2 balconies, ensuite shower room, WC and sink 5m², bedroom 3 10.5m², family bathroom with shower, bath and sink 7m², separate WC 2m², master bedroom 4 16.5m² with fireplace, ensuite bathroom with toilet and sink 7m²
Gîte 58m², with independent access, new roof, recently renovated, private terrace 63m², equipped kitchen/diner 22.5m², bedroom 1 13m², bedroom 2 9m² and a bedroom 3 9m², shower room with WC 5m²
Garage 48m² large double wooden doors to front, access to courtyard garden in the rear
Grounds The plot of 771m² is entirely enclosed, the sunny southwest facing courtyard with swimming pool gives access to the wine cellars, covered areas, and to further storage rooms below the gîte. A spiral staircase provides a second internal entrance to the independent gite.

General Condition This Maison de Maître is in very good condition and has been completely renovated. There is a central heating system by town gas and 3 out of 7 fireplaces in the house are still in use. The North facing side has double glazed PVC windows and on the South façade are wooden windows. The Gîte has recently been fully refurbished. The property is supplied by town water, there is also mains drainage and there is a well in the courtyard.

Comment The property is fully renovated and ready for use straight away. It could be run as a B&B/Gîte business while also providing a large comfortable family home. Fully restored, ideal location near all amenities and with plenty of commercial potential and options for developing the property further.

Gallery

