



## Beautiful Single Storey Renovated Barn + Pool,

34500, Béziers, Hérault, Occitanie

# €309,900

Ref: SA324000EE

\* For Sale \* 2 Beds \* 1 Bath \* 118m2

Beautiful single storey renovated barn located in a nice and quiet residential area of the village, with about 118 m2 of living space including 2 bedrooms (possibility of 3) on a 570 m2 plot with a heated pool.

- Swimming Pool
- 25 minutes from the beach
- Golf in area
- Shopping and markets
- Village with all shops cafe/restaurant grocery bakery
- Airports at Carcassonne and Montpellier
- Tennis locally
- Popular Tourist Area
- 15 minutes from Beziers
- Railways
- Wine Region

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**French Entrée** 

## Property Description

Beautiful single storey renovated barn located in a nice and quiet residential area of the village, with about 118 m<sup>2</sup> of living space including 2 bedrooms (possibility of 3) on a 570 m<sup>2</sup> plot with a heated pool. Super nice home and done with high quality materials (oak floor from Tronçais forest etc..).

Village with all shops cafe/restaurant, grocery, bakery etc..., 15 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

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Interior = Entrance onto a hall/living room of 49 m<sup>2</sup> with a fireplace and patio doors opening onto the garden (possibility to create a 3rd bedroom of 9 m<sup>2</sup> with just a partition wall to plan) + equipped kitchen of 25 m<sup>2</sup> (sink, upper and lower units, cooker, extractor, dishwasher) + bedroom of 14 m<sup>2</sup> with ensuite of 5 m<sup>2</sup> (2 washbasins, italian walk-in shower) + bedroom of 11.5 m<sup>2</sup> + bathroom of 9 m<sup>2</sup> (italian walk-in shower, 2 washbasins, wc).

Exterior = Enclosed garden with wooden terrace and heated pool (7x3.5m) + well + parking space at the back of the garden, constructible and with independent access.

Sundry = New roof + reversible air conditioning + aluminium windows and shutters + annual land tax of about 900 € + copper gutters + the tiles around the pool come from an ancient roof of a castle.

This is a beautiful region of France, close to the Mediterranean and not too far from the Le Parc naturel régional du Haut Languedoc. Set amongst famous vineyards and an ancient land steeped in history. Airports, motorways and trains are accessible within the 30 minutes. A stimulating place to live.

**Alistair Lockhart. Property Director, FrenchEntrée**



# Gallery

