



Renovated 13th Century Property. Superb Views,

34500, Béziers, Hérault, Occitanie

€999,000

Ref: RP1195000E

* For Sale * 5 Beds * 4 Baths * 240m2

Beautiful 13th century property and annexe of a Seignory of the region, offering 240 m2 of renovated living space, with high quality materials, 5 bedrooms (4 en suite), a terrace with superb views.

- 5 mins to all shops
- Airports across the area
- Golf in area
- Local produce markets
- 25 minutes from Beziers
- Railways
- Tennis locally
- Popular Tourist Area
- 10 minutes from Pézenas
- Sailing and Beach not far
- Wine Region

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French Entrée 

Property Description

Beautiful 13th century property and annexe of a Seignory of the region, offering 240 m² of renovated living space, with high quality materials, 5 bedrooms (4 en suite), a terrace with superb views and built on a 3ha11a40ca park, with former stone pond/pool, guardian house to renovate and several garages. Superb alliance of the medieval stone and the contemporary comfort.

Basement = Cellars.

Ground = Entrance hall of 6.9 m² + lounge/living room of 58 m² with insert fireplace and access to a terrace of 25 m² with superb views + equipped kitchen of 35 m² (upper and lower units, electric oven, micro-wave, 2 fridges, freezer, induction hob, extractor, sink, dishwasher) with access to a small garden + wc with handbasin.

Tower

1/2 floor = Landing of 4.3 m² + bedroom of 17.3 m² with dressing room of 7 m² and bathroom of 12.8 m² (bath, italian walk-in shower, 2 washbasins, wc).

1st = En suite bedroom of 15 m² with wet room of 3 m² (italian walk-in shower, wc, washbasin).

1st1/2 = En suite bedroom of 15 m² with wet room of 3 m² (italian walk-in shower, wc, washbasin).

2nd = En suite bedroom of 14 m² with wet room of 5.8 m² (italian walk-in shower, wc, washbasin).

2nd 1/2 = Office/bedroom of 22.4 m².

3rd = Leisure room/attic room of 12.4 m² with exposed beams.

Outside = Superb park of 3ha11a40 ca with 4 garages + jacuzzi + 2 fruit groves (one with citrus trees) + warehouse/garage of 250 m² + former independent stone guardian house to renovate (on 3 levels of 60 m² each) + well + water source and borehole + former stone pond + possibility to built a pool.

Extras = Reversible air conditioning + annual land tax of 2400 € + recent quality renovation (electricity, plumbing, polished travertin floors, superb kitchen etc...) + roof in good condition + water with borehole (76 m) + town electricity + broadband internet + septik tank up to norms + only one neighbour at the back of the property + no overlooking.

Just 5 minutes from a village with all shops, cafe, restaurants, supermarket, schools, 25 minutes from Béziers, 10 minutes from Pézenas and less than 30 minutes from the beach.

Gallery

