



Traditional Style House With Swimming Pool.,

34500, Béziers, Hérault, Occitanie

€528,000

Ref: PCN528000E

* For Sale * 4 Beds * 4 Baths * 190m2

Located amongst the organic vineyards of a Domaine, outside the town, this charming, traditional farmhouse offers 190 m2 living space. Large wooded grounds, terraces and a salt-water pool complete this light filled house.

- Swimming Pool
- Airports across the area
- Sailing and Beach not far
- Wine Region
- 30 minutes from Beziers (airport)
- Airports at Carcassonne and Perpignan
- Golf in area
- Local produce markets
- and 20 minutes from beaches.
- Railways
- Tennis locally

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

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

French Entrée 

Property Description

Located amongst the organic vineyards of a Domaine, outside the town, this charming, traditional farmhouse offers 190 m² living space comprising 3 main bedrooms, 2 large salons, mezzanine bedroom, and a further ante-room used as a child's bedroom, 4 bathrooms and a kitchen.

Large wooded grounds, terraces and a salt-water pool complete this light filled house which benefits from the unique setting amongst organic vines. The layout of the house could envisage a gite with own door access consisting of a main bedroom, an ante-room for children plus a large salon/kitchen, each part having their own outside space.

The property has retained its original character, charm and features including tiling, original large open fireplace, high ceilings, beams and has been seasonally rented with good revenue.

Ground = Fully fitted kitchen of 11.60 m² (hob, extractor fan, dishwasher, oven, washing machine, fridge, work units, access to terrace and pool) + hall of 6.33 m² + bathroom of 4.81 m² (bath, WC, basin) + salon of 40.68 m² (large original fireplace, high ceilings, access to garden) + bedroom of 14.4 m² (built-in cupboard) + ante-room of 7.68 m² (currently used as child's bedroom) + bedroom of 11.32 m² (built-in cupboard) + rear salon of 36 m² (access to garden) + shower room (shower, basin, WC) + bathroom of 4.26 m² (bath, basin, WC, heated towel rail).

1st = Mezzanine of 32 m² (currently used as bedroom space, exposed beams) + bathroom of 3.93 m² (shower, basin, WC) + bedroom of 19.05 m² (built-in cupboard).

Exterior = Low maintenance wooded garden of about 3500 m² with hedges, fruit trees (fig, apricot, peach) and planted areas + terrace + salt pool (6x12m) + pool house + outhouses + barbecue.

Sundry = Property tax around 2100€ + fireplaces + electric central heating + furniture and contents negotiable + good structural state + proven revenue + original features (beams, fireplaces, tiles) + unique setting + septic tank.

Sought after tourist town with strong artistic and cultural links, shops, amenities including bars, restaurants, grocery, schools, post office, 30 minutes from Beziers (airport) and 20 minutes from beaches.

Gallery

