



Maison de Maître,

34500, Hérault, Occitanie

€495,000

Ref: 2434

* Available * 5 Beds * 1 Bath

Charming and elegant Manor House Maison de Maître, entirely renovated, 280m2, 4 en-suite bedrooms, 5th possible, large bright rooms, all original elements, large storage convertible into a garage,...

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French Entrée 

Property Description

This elegant Maison de Maître and full of charm is located in the greater Béziers area, Languedoc Roussillon, Occitanie, South of France. A high wrought iron entrance gate leads into a small garden with typical Mediterranean plants and a lovely jasmine smell fills the air. Large and bright rooms with original floor tiles, lovely marble fireplaces, an elegant large lounge and 2 original staircases will seduce you. The property has been recently entirely renovated with much attention to details and an exquisite taste knowing how to keep all its charm and authenticity. The sunny courtyard with the swimming pool and terraces is totally private and accessed from the kitchen, dining and the lounge. A property ideal as a main residence or a second home as well as for holiday lettings. Good value for money - a visit is strongly recommended!

Description of the building The house offers about 280m² over 3 levels. Ground floor: Entrance with staircase deserving the 3 levels, fully fitted kitchen 18m² opening to the garden and the courtyard, open to the dining room 25m² with marble fireplace, another room 25m² could be the 5th bedroom and very convenient as it is on the ground floor, WC with wash basin, monumental staircase with wrought iron banister leading to the 1st floor, storage room 35m² could become a garage but opening needs to be done 1st Floor: Large landing, elegant lounge 40m² with marble fireplace and access to the courtyard, small storage room, en-suite master bedroom 40m² with bedroom and walking cupboards, shower room and WC (bath could be added), landing of second staircase, en-suite bedroom 25m² with shower room, WC 2nd floor: landing, en-suite bedroom 21m² with shower room and WC, room 13m² (shower room to be done) and bedroom 20m². Swimming pool 9m x 4.8m a courtyard of 150m² with terraces around the swimming pool Storage rooms below courtyard terrace and monumental staircase

Grounds The property is entirely enclosed and measures 433m² with a front garden of about 100m² and the courtyard of about 150m². The courtyard is very private and offers a pleasant view to the neighbouring park. All is well kept. Town water and town sewerage.

General condition This exceptional stone house has been renovated over the past years and is in perfect condition. New double glazed wooden windows throughout, a copy of the original ones, reversible air-conditioning, plenty of updated sanitary. Unless to add at the top another shower room and maybe to create the opening for the garage, nothing needs to be done.

Comments With an extra budget the future owner could get a 5 en-suite bedroom townhouse, with garden, swimming pool and a garage, a rare combination. It is an ideal lovely family home for a discerning owner in a great location. As a holiday home it would pay for itself as holiday letting when not occupied would be very attractive. Such a property is hard to come across.

Gallery

