



## Winemaker's House To Modernise With Garage, Terrace And Attic To Convert.,

34500, Occitanie

€165,000

Ref: LSA165000ED

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

Winemaker's house to modernise and refresh with 68 m<sup>2</sup> of living space including 2 bedrooms plus an attic of 75 m<sup>2</sup> that could be converted into additional living space or roof terrace.

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French Entrée 

## Property Description

Winemaker's house to modernise and refresh with 68 m<sup>2</sup> of living space including 2 bedrooms plus an attic of 75 m<sup>2</sup> that could be converted into additional living space or roof terrace. The house is very sound with recent roof and double glazing (2013).

Property features:

Some renovation

City/town/village centre

House

Property Details:

Lovely village with all amenities, 20 minutes from Beziers and Pezenas, 25 minutes from the motorway and 35 minutes from the beach.

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Ground = Garage of about 80 m<sup>2</sup>.

1st = Hall/corridor of 8 m<sup>2</sup> with access to the terrace + living room of 25 m<sup>2</sup> with a fireplace with non equipped kitchen + pantry of 4 m<sup>2</sup> + wc with handbasin + 2 bedrooms of 12 m<sup>2</sup> (with access to the terrace) and 9 m<sup>2</sup> + bathroom of 7 m<sup>2</sup> (2 washbasins, shower, bath).

Exterior = Terrace of 22 m<sup>2</sup> with barbecue area.

Sundry = Chiminee + annual land tax of 858 € + refreshments to foresee + double glazing + rolling shutters + recent roof (2013).

Price = 165.000 € (Sound home with potential)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate.



