



Winegrower Property In The Heart Of The Village On 1431 M2 Of Land With Maison De Maitre Of 187 M2, Stable And 2 Stone Barns.,

€432,000

Ref: SAR432000E

34490, Hérault, Occitanie

* 5 Beds * 1 Bath

Village with all shops, cafe and school, restaurant, 20 minutes from Beziers, 25 minutes from the coast and 15 minutes from the Orb. Very nice winegrowing property with a Maison de Maitre of 187 m2 of living space, a stable of about 50 m2 and 2 stone barns of 150 m2 and 180 m2. The whole located on a 1431 m2 plot in the centre of the village. Huge potential for conversion into gites. Rare! Maison de Maitre Ground = Entrance hall of 21 m2 + kitchen/dining room of 17 m2 + living room of 31.5 m2 with open fireplace + other kitchen of 12 m2 with access to the garden + storage. 1st = Hall of 8 m2 + 3 bedrooms of 12.7 m2, 16.5 m2 and 16.3 m2 with cupboards + wc + washroom of 4.7 m2 (italian walk-in shower and washbasin) + bedroom of 23 m2 with access to another bedroom of 20 m2 (above half of the stable). Stable of 50 m2 (with boiler area) with 25 m2 located on the 1st to convert. Attached garage to the stable of 150 m2 with upper floor leading to the garden. Stone barn at the back of th

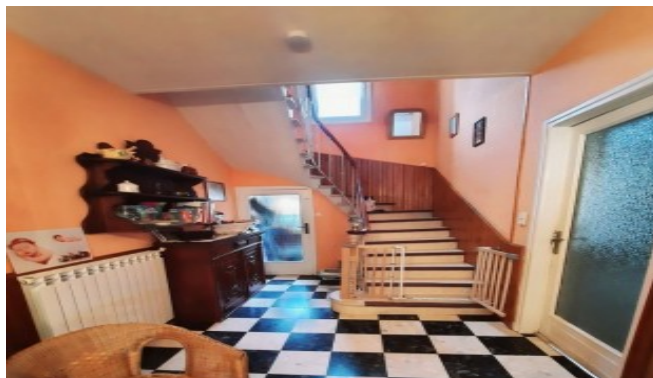
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Property Description

Village with all shops, cafe and school, restaurant, 20 minutes from Beziers, 25 minutes from the coast and 15 minutes from the Orb. Very nice wingrowing property with a Maison de Maitre of 187 m² of living space, a stable of about 50 m² and 2 stone barns of 150 m² and 180 m². The whole located on a 1431 m² plot in the centre of the village. Huge potential for conversion into gites. Rare! Maison de Maitre Ground = Entrance hall of 21 m² + kitchen/dining room of 17 m² + living room of 31.5 m² with open fireplace + other kitchen of 12 m² with access to the garden + storage. 1st = Hall of 8 m² + 3 bedrooms of 12.7 m², 16.5 m² and 16.3 m² with cupboards + wc + washroom of 4.7 m² (italian walk-in shower and washbasin) + bedroom of 23 m² with access to another bedroom of 20 m² (above half of the stable). Stable of 50 m² (with boiler area) with 25 m² located on the 1st to convert. Attached garage to the stable of 150 m² with upper floor leading to the garden. Stone barn at the back of the garden of 180 m² with access to the back street (independent access). Exterior = 1431 m² plot with building or garden of 800 m² that could receive a pool + well. Extras = Annual land tax of 1200 € + oil central heating (recent boiler) + double glazing + original tomettes under lino in bedrooms. Price = 432.000 € (Superb 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. Property Id : 30621 Price: 432,000 € Bedrooms: 5 Bathrooms: 1 Reference: SAR432000E Other Features Courtyard Immediately Habitable Latest properties Near the coast Outside space Prestige Private parking/Garage Renovation required Rental Potential Swimming Pool Terrace With Land/Garden



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