



Stunning Renovated 17th Century Town House With About 235 M2 Of Living Space, Courtyard And Terrace Just 5 Minutes From Pezenas.,

€735,000

Ref: NPC735000E

34120, Occitanie

* 5 Beds * 4 Baths

Pretty village with a grocery just minutes from 5 minutes Pezenas, 30 minutes from Beziers and 35 minutes from the beach.

- Courtyard Immediately Habitable Latest properties Outside space Prestige Private parking/Garage Rental Potential Terrace

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French Entrée

Property Description

Pretty village with a grocery just minutes from 5 minutes Pezenas, 30 minutes from Beziers and 35 minutes from the beach. Stunning 17th century renovated (2019) property with about 235 m2 of living space including 5 bedrooms and 4 bath/washrooms, with a garage, a courtyard and a solarium. In a beautiful historical village, just 5 minutes drive from Pezenas.

Ground = Entrance hall of 2 m2 with access to the garage + stairs to living room/equipped kitchen of 35 m2 (fix elements, sink, grill, induction and gas hob, fridge/freezer) and access to the courtyard + wc + lounge of 37 m2 with fireplace + courtyard of 32 m2 + 2 workshops/barns of 15 and 36 m2 + garage of 38 m2.

1st = Hall of 4.3 m2 + 2 bedrooms of 13.5 m2 and 15 m2 + washroom of 2.8 m2 (shower, washbasin and wc) + en suite bedroom of 20 m2 with bathroom of 4 m2 (shower, bath, washbasin and wc) + hall of 10 m2 + en suite dormitory room of 37 m2 with washroom of 15.4 m2 (2 showers and 3 washbasins) and mezzanine.

2nd = Terrace of 36 m2 + WC with handbasin + equipped kitchen of 13 m2 + bathroom of 5 m2 (bat, shower and washbasin) + bedroom of 20 m2.

Extras = Reversible air conditioning + annual land tax of about 1200 € + superb renovation + possibility to buy some furniture. Price = 735.000 € (Superb !) 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 : 31549 Price: 735,000 € Bedrooms: 5 Bathrooms: 4 Reference: NPC735000E Other Features Courtyard Immediately Habitable Latest properties Outside space Prestige Private parking/Garage Rental Potential



