



**Winegrower's House With 140 M2 Of Living Space On 1772 M2 Including 1000 M2 Constructible.,**

**€442,800**

Ref: P453600E

34490, Hérault, Occitanie

\* 4 Beds \* 1 Bath



Village with a grocery/news agent, restaurant, cafe, 10 minutes from Beziers, 25 minutes from the beach and from the airport and 10 minutes from the Orb river. Former winegrower house (dating from the 60's) with 140 m2 of living space, including 4 bedrooms plus a large garage, on a 1772 m2 plot with views and including a constructible part of about 1000 m2. At the edge of the village and in very good condition. Ground = Entrance onto a living room/equipped kitchen of 65 m2 (hob, fridge, extractor fan, electric oven and dishwasher) with access to the 2 courtyards + WC with handbasin + pantry of 4.2 m2. 1st = Entrance hall of 17 m2 + living room of 27.2 m2 with access to a terrace of 10 m2 with views + equipped kitchen of 13.5 m2 (induction hob, fridge, extractor, electric oven, dishwasher) + WC + corridor of 12.3 m2 + 4 bedrooms of 14.7 m2, 14.7 m2, 14.7 m2 and 14.8 m2 + shower room of 4 m2 (shower, washbasin and bidet). Exterior = Beautiful terrace of 80 m2 + plot of 1772 m2 includ

- Immediately Habitable Latest properties Outside space Private parking/Garage Rental Potential With Land/Garden Terrace



## Property Description

Village with a grocery/news agent, restaurant, cafe, 10 minutes from Beziers, 25 minutes from the beach and from the airport and 10 minutes from the Orb river. Former winegrower house (dating from the 60's) with 140 m<sup>2</sup> of living space, including 4 bedrooms plus a large garage, on a 1772 m<sup>2</sup> plot with views and including a constructible part of about 1000 m<sup>2</sup>. At the edge of the village and in very good condition. Ground = Entrance onto a living room/equipped kitchen of 65 m<sup>2</sup> (hob, fridge, extractor fan, electric oven and dishwasher) with access to the 2 courtyards + WC with handbasin + pantry of 4.2 m<sup>2</sup>. 1st = Entrance hall of 17 m<sup>2</sup> + living room of 27.2 m<sup>2</sup> with access to a terrace of 10 m<sup>2</sup> with views + equipped kitchen of 13.5 m<sup>2</sup> (induction hob, fridge, extractor, electric oven, dishwasher) + WC + corridor of 12.3 m<sup>2</sup> + 4 bedrooms of 14.7 m<sup>2</sup>, 14.7 m<sup>2</sup>, 14.7 m<sup>2</sup> and 14.8 m<sup>2</sup> + shower room of 4 m<sup>2</sup> (shower, washbasin and bidet). Exterior = Beautiful terrace of 80 m<sup>2</sup> + plot of 1772 m<sup>2</sup> including 1000 m<sup>2</sup> constructible with views + hangar + chicken coop + vegetable plot + water recycling tank. Extras = Central heating with heat pump (air/water) + annual land tax of 1160 € + garage of 120 m<sup>2</sup>. Price = 453.600 € (Potential with a superb situation !) 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 : 35331 Price: 453,600 € Bedrooms: 4 Bathrooms: 1 Reference: P453600E Other Features Immediately Habitable Latest properties Outside space Private parking/Garage Rental Potential With Land/Garden

