



## Former Farm/wine Making Property Offering 2 Accomodations Of 560 M2 And 100 M2 On 3.5 Hectares.,

34120, Hérault, Occitanie

\* 7 Beds \* 5 Baths

€1,590,000

Ref: TA1590000E

5 minutes from the lively and touristic medieval town of Pezenas, 25 minutes from Beziers, 25 minutes from the coast, with all shops and restaurants. An invitation to various projects (events organisation, riding school, restaurant etc:) with this former farm/wine making property offering 2 accomodations of 560 m2 and 100 m2 (guardian lodge) on about 3.5 ha of land. The main house was renovated with quality, the rooms are all ultra spacious. Nice garden area with pool, a lovely interior courtyard leading to 2 stone wine caves. Possibility of market gardening on the attached lands! Main home Ground = Entrance hall of 45 m2 + vaulted lounge of 70 m2 leading to the interior courtyard of 121 m2 (with access to the wine barns) + equipped kitchen of 32 m2 (upper and lower units, electric oven, hob, extractor, sink, fridge and dishwasher) and access to the front garden + WC and cloakroom of 8 m2. 1st = Large lounge of 69.5 m2 with access to the back garden/pool + en suite bedroom of 41 m2

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

## Property Description

5 minutes from the lively and touristic medieval town of Pezenas, 25 minutes from Beziers, 25 minutes from the coast, with all shops and restaurants. An invitation to various projects (events organisation, riding school, restaurant etc.) with this former farm/wine making property offering 2 accommodations of 560 m<sup>2</sup> and 100 m<sup>2</sup> (guardian lodge) on about 3.5 ha of land. The main house was renovated with quality, the rooms are all ultra spacious. Nice garden area with pool, a lovely interior courtyard leading to 2 stone wine caves. Possibility of market gardening on the attached lands! Main home Ground = Entrance hall of 45 m<sup>2</sup> + vaulted lounge of 70 m<sup>2</sup> leading to the interior courtyard of 121 m<sup>2</sup> (with access to the wine barns) + equipped kitchen of 32 m<sup>2</sup> (upper and lower units, electric oven, hob, extractor, sink, fridge and dishwasher) and access to the front garden + WC and cloakroom of 8 m<sup>2</sup>. 1st = Large lounge of 69.5 m<sup>2</sup> with access to the back garden/pool + en suite bedroom of 41 m<sup>2</sup> with bathroom of 25 m<sup>2</sup> (hydro jet bath, 2 washbasins, shower, bidet and WC) + en suite bedroom of 30 m<sup>2</sup> with bathroom of 6.6 m<sup>2</sup> (bath, washbasin and WC) + hall of 6.5 m<sup>2</sup> + en suite bedroom of 31 m<sup>2</sup> with washroom of 9 m<sup>2</sup> (italian walk-in shower, washbasin and WC). 2nd = Mezzanine of 12 m<sup>2</sup> + another mezzanine of 16.8 m<sup>2</sup> with access to an en suite bedroom of 29 m<sup>2</sup> with bathroom of 7.4 m<sup>2</sup> (bath, WC and 2 washbasins) + en suite bedroom of 31 m<sup>2</sup> with washroom of 9 m<sup>2</sup> (italian walk-in shower, WC and washbasin). Guardian house Independent home of 100 m<sup>2</sup> of living space with 2 bedrooms and 2 gardens Exterior = 2 stone barns of 280 m<sup>2</sup> each + 2 attached large plots (about 3 hectares) watered with Bas Rhone + pool (12x6m, chlorine) with sliding hard cover. Extras = Oil central heating + reversible air conditioning in the bedrooms + home in excellent condition + annual land tax of 3800 € + ideal location for a good visibility + borehole + well + 3 septic tanks + 2 electric meters + town electricity. Price = 1.590.000 € (Beautiful property) 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. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr) Property Id : 38332 Price: 1,590,000 € Bedrooms: 7 Bathrooms: 5 Reference: TA1590000E Other Features Immediately Habitable Latest properties Outside space Prestige Private parking/Garage Rental Potential Swimming Pool With Land/Garden

## Gallery

