



**Superb Character House With 210 M2
Of Living Space And Garden Of 600 M2
With Pool.,**

€899,000

Ref: FF899000E

34600, Hérault, Occitanie

* 5 Beds * 4 Baths

Hamlet with no shop (mobile grocery and small restaurant/snack at the campsite), 15 minutes from Roujan, 30 minutes from Pezenas and Beziers and 40 minutes from the coast. Superb character house, a former presbytery dating from the middle of 17th century, offering about 210 m2 of fully renovated living space (4/5 bedroom and 4 bathrooms) and leading to an outside private area of 600 m2, including a car park and 2 levels of garden/terrace with pool communicating with a lift ! Just perfect ! No overlooking, a real « coup de c?ur » ! Ground (pool level) = Independent vaulted cellar of about 30 m2 with laundry connection + hall of 4 m2 + en suite bedroom of 10 m2 with shower room of 3.7 m2 (shower, washbasin and WC). 1st (garden area) = Entrance via veranda of 27 m2 + equipped kitchen of 14 m2 (lower and higher units, hob, extractor, electric oven, microwave, dishwasher and sink) + dining room of 23 m2 + lounge of 22 m2 with fireplace + hall of 4 m2 with WC and handbasin + office/bedroo

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

Property Description

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