



## Large Family Home With Gite On 2722 M2 In The Heart Of The Countryside, Part Of An Old Domain.,

34500, Hérault, Occitanie

\* 5 Beds \* 4 Baths

€663,400

Ref: B699000E

Town with all shops, cafes and restaurants, schools, on the Orb river and Canal du Midi, 15 minutes from the coast, 15 minutes from Beziers/Cap d'Agde airport and 30 minutes from Montpellier airport. Large family home with 265 m2 of living space including 3 en suite bedrooms plus a 2 bedrooms gite of 80 m2, on a private land of 2722 m2 with pool. Large garage. Very good location, in a former wine domain with very few neighbours and at the doors of Beziers. Ideal for summer rentals. Basement = 2 garages + cellar + laundry room. Ground = Entrance hall of 9 m2 + living room/equipped kitchen of 85.5 m2 + en suite bedroom of 14 m2 with shower room of 10.6 m2 (shower, 2 washbasins, WC) + en suite bedroom of 17.6 m2 with shower room of 12.6 m2 (shower, bath, 2 washbasins, WC) and dressing + office/bedroom of 12.8 m2 + veranda of 22.3 m2 + smoking area of 7 m2 + hall of 11 m2 + pantry of 7 m2. 1st = Lounge of 21.5 m2 with access to an en suite bedroom of 17.7 m2 with dressing room and bath

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



## Property Description

Town with all shops, cafes and restaurants, schools, on the Orb river and Canal du Midi, 15 minutes from the coast, 15 minutes from Beziers/Cap d'Agde airport and 30 minutes from Montpellier airport. Large family home with 265 m<sup>2</sup> of living space including 3 en suite bedrooms plus a 2 bedrooms gite of 80 m<sup>2</sup>, on a private land of 2722 m<sup>2</sup> with pool. Large garage. Very good location, in a former wine domain with very few neighbours and at the doors of Beziers. Ideal for summer rentals. Basement = 2 garages + cellar + laundry room. Ground = Entrance hall of 9 m<sup>2</sup> + living room/equipped kitchen of 85.5 m<sup>2</sup> + en suite bedroom of 14 m<sup>2</sup> with shower room of 10.6 m<sup>2</sup> (shower, 2 washbasins, WC) + en suite bedroom of 17.6 m<sup>2</sup> with shower room of 12.6 m<sup>2</sup> (shower, bath, 2 washbasins, WC) and dressing + office/bedroom of 12.8 m<sup>2</sup> + veranda of 22.3 m<sup>2</sup> + smoking area of 7 m<sup>2</sup> + hall of 11 m<sup>2</sup> + pantry of 7 m<sup>2</sup>. 1st = Lounge of 21.5 m<sup>2</sup> with access to an en suite bedroom of 17.7 m<sup>2</sup> with dressing room and bathroom of 10 m<sup>2</sup> (2 washbasins, bath, shower, WC). Independent gite of 80 m<sup>2</sup> with living room/kitchen, 2 bedrooms, shower room (shower, 2 washbasins, WC). Exterior = Pool (8x4m, chlorine) + large garden with children area. Extras = Town gas central heating and reversible air conditioning + town water + mains sewage + annual land tax of 4400 € + gite rented 1100 €/week. Price = 699.000 € (Nice location, potential for business) 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 : 40412 Price: 699,000 € Bedrooms: 5 Bathrooms: 4 Reference: B699000E Other Features Immediately Habitable Latest properties Outside space Prestige Private parking/Garage Rental Potential Swimming Pool With Land/Garden





