



## 17th century property with,

34390, Vieussan, Hérault, Occitanie

€465,000

Ref: -09-6851

\* Available \* 3 Beds \* 2 Baths

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## Property Description

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Situated in the peaceful hamlet near Vieussan, surrounded by vineyards, this early 17th century home has retained all the charm of an old stone property without sacrificing the modern comforts of life. Approx 170m<sup>2</sup> of habitable space, the house is divided into different areas; on the ground floor a workshop of approx. 40m<sup>2</sup> and a former barn of approx. 21m<sup>2</sup>.

Perpendicular to the lane, a pathway leads to the house on one side and to the other, a magnificent garden, beautifully landscaped with a swimming pool which blends in perfectly with the scenery. The main entrance is via a lovely terrace that also gives access to a guest bedroom and shower room with WC. Another door then opens into an interior which is as warm and welcoming as it is quietly elegant; the kitchen with a fabulous view of the hills and vineyards, the particularly light filled conservatory continues with the same amazing view of the unspoilt countryside, the living area with a spacious dining room featuring a contemporary spiral staircase provides access to the mezzanine which doubles as a library and the cosy lounge fitted with a Godin woodburning stove. Access to the floor below is made by a staircase leading from the kitchen; first to an utility room and area housing all the technical elements of the house ? thermo dynamic water boiler, underfloor heat pump - and then to a vaulted cellar which is used as a wine cellar and music studio, and finally to a bedroom (currently used as a study). These 3 rooms all open out onto an east facing terrace. Still on this level, the right wing of the house is totally given over to a huge master bedroom with beautiful ensuite bathroom.

In the same style as the house, the garden of 1360m<sup>2</sup> holds some wonderful surprises with its various relaxing areas all landscaped with attention to detail and perfectly mastered aesthetics. A beautiful home renovated over the years by a true artist.

The hamlet situated a few kilometers from the village of Vieussan, to which it belongs, at the heart of the Parc Naturel Regional du Haut Languedoc in the Orb valley. Approx 45 minutes from Béziers and 1 hour from the Mediterranean beaches. Saint Chinian, Mons and Cessenon sur Orb are about 20 minutes by car and offer all services.

# Gallery

