

## Former Annex Of A Domaine Dating From The 19th Century With 288 M2 Of Living Space On 565 M2 Of Land.,

34460, Hérault, Occitanie

\* 6 Beds \* 2 Baths

€295,000

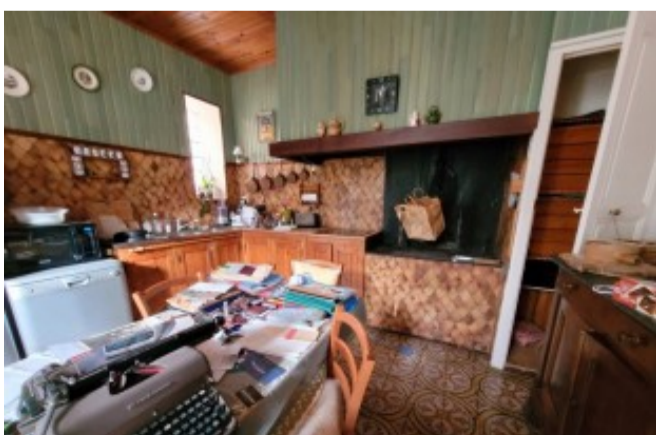
Ref: C302400E

Village with with all shops, cafes and restaurants, schools, 15 minutes from Beziers, 10 minutes from the Orb river and 10 minutes from the Canal du Midi. Ground = Entrance hall of 8.5 m + kitchen of 20.6 m<sup>2</sup> + dining room of 16 m<sup>2</sup> + lounge/office of 23.5 m<sup>2</sup> leading to former stable of 57.5 m<sup>2</sup> converted into a leisure room + storage room of 10 m<sup>2</sup> + washroom of 4.3 m<sup>2</sup> (washbasin, WC, washing machine connection) + garage of 100 m<sup>2</sup> with electric gate. 1st = Hall of 15.5 m<sup>2</sup> + 3 bedrooms of 14 m<sup>2</sup>, 16 m<sup>2</sup> and 17 m<sup>2</sup> + WC + bathroom of 11.6 m<sup>2</sup> (bath, shower, double washbasin) + storage room of 19.5 m<sup>2</sup> + attic of 73 m<sup>2</sup> and attic of 56 m<sup>2</sup> (above the former stable). 2nd = Hall of 4.4 m<sup>2</sup> + bedroom to renovate of 17.7 m<sup>2</sup> + 2 bedrooms of 13.6 m<sup>2</sup> and 18.2 m<sup>2</sup>. Exterior = Nice garden of 240 m<sup>2</sup> that could receive a pool. Extras = 2 central heating systems: a boiler with a heat pump and an oil boiler + annual land tax of 1360 € + some modernisation a a few electric updates to foresee + original t

- Immediately Habitable Latest properties Outside space Prestige Private parking/Garage With Land/Garden

## Property Description

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**French Entrée** 