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Former Domaine With 150 M2 Of Living Space And Winegrowing Barn Of 250...

Pezenas, Herault, Occitanie



€378,000

inc. of agency fees

3 Beds

1 Baths

Village with all shops and restaurants, supermarkets, public pool, sport centres, schools and secondary schools, 10 minutes from Pezenas, 20 from Beziers and from the beach. Embrace a lifestyle change...

At a Glance

Reference MFH-LFR-SP378000E

Near to Pezenas

Price €378,000

Bed 3

Bath

Pool Yes

Land Tax N/A

Property Description

Village with all shops and restaurants, supermarkets, public pool, sport centres, schools and secondary schools, 10 minutes from Pezenas, 20 from Beziers and from the beach.

Embrace a lifestyle change with this set of buildings located in the heart of the village, offering numerous

possibilities. Become a winemaker, an artist, or even create your own restaurant. The property consists of a renovated former wine domain « ramonetage » turned into a 150 m2 residence, including 3 bedrooms, several outbuildings of 70 m2 and 45 m2, a garage, and a 250 m2 winemaking cellar with its original wine tanks (1931).

Ground = Semi covered garage of 45 m2 and 70 m2 + garage of 43 m2.

1st = Entrance through a terrace of 14.4 m2 with access to an upper terrace of 11.5 m2 with barbecue + entrance hall of 18.4 m2 + kitchen/dining room of 21.7 m2 + lounge/living room of 29 m2 + WC with handbasin.

2nd = Hall of 18 m2 + 3 bedrooms of 17.2 m2, 19 m2 and 15.5 m2 + bathroom of 10.3 m2 (2 washbasins, italian walk-in shower, WC, built-in wardrobe, washing machine connexion).

Exterior = 2 semi covered garages of 45 m2 and 70 m2 one with independent access to the side street + wine barn of 250 m2 divided into 2 parts of about 100 m2 and 150 m2 with original wine tanks (1931) + garden area of about 500 m2 + paved courtyard of about 200 m2 + upper terrace of 11.5 m2 with barbecue with access to a garden area (possibility to dig and install an infinity pool!).

Extras = Annual land tax of 1374 € + electric heating + double glazed windows + roof in very good condition.

Price = 378.000 € (Lot of possibilities!)

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

Property Id: 48391

Property Size: 150 m2

Property Lot Size: 980 m2

Bedrooms: 3
Bathrooms: 1

Reference: SP378000E

Other Features

Immediately Habitable
Outside space
Private parking/Garage
Renovation required

Rental Potential Terrace With Land/Garden

Summary

Property type: House Bedrooms: 3
Bathrooms 1

Price €378,000

Key Information

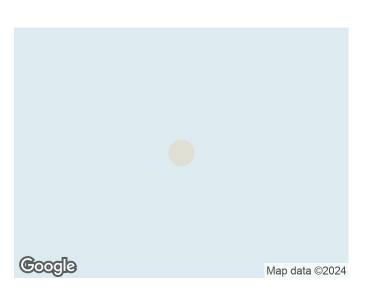
Property Features:

• Immediately Habitable

Swimming Pool? Yes

Location: Occitanie





Gallery

































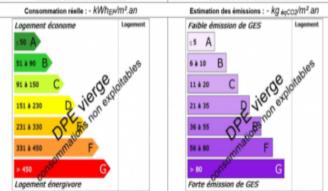






Consommations energetiques (en énergie primaire)
Pour le chauffage, la production d'eau chaude
sanitaire et le refroidissement

Emissions de gaz à effet de serre (GES) Pour le chauffage, la production d'eau chaude sanitaire et le refroidissement







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C. BAUER – Sunday Times

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S. and L. BROWN



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