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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

**Bed** 3

**Near to** Pezenas

**Bath** 1

**Pool** Yes

**Price** €378,000

**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 m<sup>2</sup> residence, including 3 bedrooms, several outbuildings of 70 m<sup>2</sup> and 45 m<sup>2</sup>, a garage, and a 250 m<sup>2</sup> winemaking cellar with its original wine tanks (1931).

Ground = Semi covered garage of 45 m<sup>2</sup> and 70 m<sup>2</sup> + garage of 43 m<sup>2</sup>.

1st = Entrance through a terrace of 14.4 m<sup>2</sup> with access to an upper terrace of 11.5 m<sup>2</sup> with barbecue + entrance hall of 18.4 m<sup>2</sup> + kitchen/dining room of 21.7 m<sup>2</sup> + lounge/living room of 29 m<sup>2</sup> + WC with handbasin.

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

Exterior = 2 semi covered garages of 45 m<sup>2</sup> and 70 m<sup>2</sup> one with independent access to the side street + wine barn of 250 m<sup>2</sup> divided into 2 parts of about 100 m<sup>2</sup> and 150 m<sup>2</sup> with original wine tanks (1931) + garden area of about 500 m<sup>2</sup> + paved courtyard of about 200 m<sup>2</sup> + upper terrace of 11.5 m<sup>2</sup> 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](http://georisques.gouv.fr)

Property Id : 48391

Property Size: 150 m<sup>2</sup>

Property Lot Size: 980 m<sup>2</sup>

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 énergétiques** (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

Consommation réelle : - kWh <sub>EP</sub> /m <sup>2</sup> .an		Estimation des émissions : - kg <sub>eqCO<sub>2</sub></sub> /m <sup>2</sup> .an	
Logement économe	Logement	Faible émission de GES	Logement
≤ 50 A		≤ 5 A	
51 à 90 B		6 à 10 B	
91 à 150 C		11 à 20 C	
151 à 230 D		21 à 35 D	
231 à 330 E		36 à 55 E	
331 à 450 F		56 à 80 F	
> 450 G		> 80 G	
Logement énergivore		Forte émission de GES	



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