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

Pezenas , **Herault** , **Occitanie**



€299,000

inc. of agency fees

3 Beds 1 Baths 150 sqm 0.1 ha

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

At a Glance

Reference MFH-LFR-SP378000E

Bed 3

Land 0.1 ha

Near to Pezenas

Bath 1

Pool Yes

Price €299,000

Hab.Space 150 sqm

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 Euros + electric heating + double glazed windows + roof in very good condition.

Price = 299.000 Euros (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 : 58465

Property Size: 150 m2

Property Lot Size: 980 m2

Bedrooms: 3

Bathrooms: 1

Reference: SP378000E

Other Features

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€299,000

Key Information

Internal Area: 150 sqm

Land Area: 0.1 ha

Property Features:

- Courtyard

Swimming Pool? Yes

Location: Occitanie



Gallery







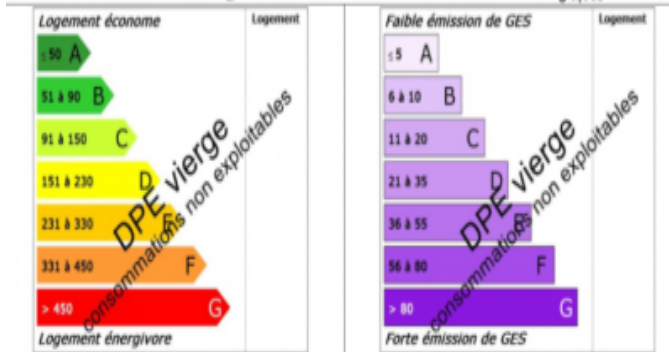


Consommations énergétiques (en énergie primaire)
Pour le chauffage, la production d'eau chaude
sanitaire et le refroidissement

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

Consommation réelle : - $kWh_{EP}/m^2.an$

Estimation des émissions : - $kg_{eqCO_2}/m^2.an$



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

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S. and L. BROWN



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