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Superb Town House With 300 M2 Of Living Space With Its Former Wine Storehouse,...

Saint Pierre La Mer , Aude , Occitanie



€649,000

inc. of agency fees

6 Beds 1 Baths 300 sqm 0.18 ha

Nice village with all shops and restaurants, 15 minutes from Beziers, 15 minutes from Narbonne, 10 minutes from the beaches and close to the protected...

At a Glance

Reference MFH-LFR-FP675000E

Bed 6

Land 0.18 ha

Near to Saint Pierre La Mer

Bath 1

Pool Yes

Price €649,000

Hab.Space 300 sqm

Land Tax N/A

Property Description

Nice village with all shops and restaurants, 15 minutes from Beziers, 15 minutes from Narbonne, 10 minutes from the beaches and close to the protected natural park La Clape.

Discover this superb bourgeois-style house combining original charm with modern comfort, with 300 m² of living space including 6 bedrooms plus an attic that could be converted. Ideally located just 10 minutes from the beaches of Saint-Pierre-la-Mer, this property will win you over with its spacious living areas, former wine storehouse and large garden with swimming pool. Don't miss this unique opportunity!

Ground = 25 m² entrance hall with access to the garden + 52 m² living room + 19 m² fitted kitchen (wall and floor units, hob, electric oven, extractor fan, sink, American fridge) + 18 m² sitting room.

1st = 20 m² hall + 4 bedrooms of 19.8 m², 19.8 m², 19 m² and 19.5 m² + 10 m² bathroom to be refurbished (bath, shower, 2 basins, bidet) + WC + washbasin area.

2nd (recently renovated) = 13.5 m² hall + 2 bedrooms of 19.5 m² and 20.3 m² + 8 m² room + 4.4 m² hall + 51 m² attic.

Outside = Front courtyard and car park + gate (being installed) + former 200 m² wine storehouse with old wine vats (new roof) + rear terrace overlooking garden with swimming pool (9.5x4m, chlorine) + utility room + barbecue and bread oven.

Miscellaneous = Gas central heating + property tax of about 4000 Euros + estimated amount of annual energy consumption for standard use: between 5019 Euros and 6791 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + good location in the heart of the village close to shops/restaurants and in a quiet lane + roof in good condition.

Price = 649.000 Euros (A must see!)

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 : 62258

Property Size: 300 m2

Property Lot Size: 1,801 m2

Bedrooms: 6

Bathrooms: 1

Reference: FP675000E

Other Features

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Town house
Bedrooms:	6
Bathrooms	1
Price	€649,000

Key Information

Internal Area: 300 sqm

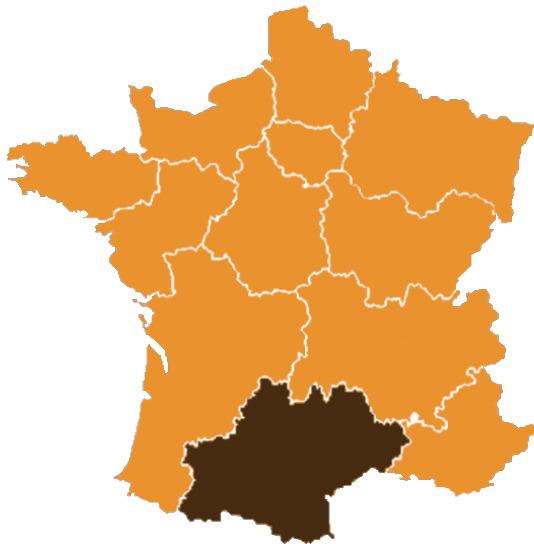
Land Area: 0.18 ha

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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