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Magnificent, Fully Renovated Winegrower's House With 280 M2 Of Living...

Salleles D'aude , **Aude** , **Occitanie**



€575,000

inc. of agency fees

6 Beds

4 Baths

Charming village on the river
with all shops and restaurants,
35 minutes from Beziers, 25
minutes from Narbonne, 45
minutes from Beziers and
Carcassonne...

At a Glance

Reference MFH-LFR-
BS575000E

Bed 6

Near to Salleles D'aude

Bath 4

Pool Yes

Price €575,000

Land Tax N/A

Property Description

Charming village on the river with all shops and restaurants, 35 minutes from Beziers, 25 minutes from Narbonne, 45 minutes from Beziers and Carcassonne airports, 10 minutes from Capetang and 40 minutes from the beaches.

Magnificent winegrower's house with 280 m² of living space, including 6 bedrooms and 4 bathrooms, where the charm of the old meets the elegance of the industrial style. Tastefully renovated, it retains its authentic character thanks to superb exposed beams and stone walls that create a warm, refined atmosphere. The spacious living area opens onto a lovely, sheltered courtyard. A swimming pool completes this idyllic setting. A unique house combining charm and modernity, waiting to be discovered!

Ground = Entrance into 59 m² dining room/ fitted kitchen + 4.6 m² storeroom/utility room + 20 m² lounge + 12 m² bedroom + 12 m² shower room with storage in former wine vats.

1st = 27 m² hall + 13 m² bedroom + 18 m² en suite bedroom with 12.6 m² bathroom (Italian shower, washbasin, bath, WC) + 11.2 m² bedroom + 12 m² en suite bedroom with 5.6 m² shower room (Italian shower, washbasin, WC).

2nd = 43 m² TV or reading room + 18 m² en suite bedroom with 8 m² shower room (shower, washbasin, WC).

Exterior = Beautiful courtyard with semi-covered summer kitchen + swimming pool area (6.5×4.5m) + landscaped area with parking + stone storage building.

Miscellaneous = Underfloor reversible air conditioning (+ 3 additional independent units) + annual property tax of 1223 Euros + superb renovation + sold with some furniture and possibility of negotiating other furniture.

Price = 575.000 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

Property Id : 64615

Property Size: 280 m2

Property Lot Size: 600 m2

Bedrooms: 6

Bathrooms: 4

Reference: BS575000E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	6
Bathrooms	4
Price	€575,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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