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Stunning 18th Century Property With 348 M2 Of Living Space On A 3899 M2...

Vendres , Herault , Occitanie



€972,000

inc. of agency fees

5 Beds

5 Baths

A vibrant coastal town offering all amenities, rich in local life, with three weekly markets, just 5 minutes from the beach, 10 minutes from Vendres and...

At a Glance

Reference MFH-LFR-SB972000E

Bed 5

Near to Vendres

Bath 5

Pool Yes

Price €972,000

Land Tax N/A

Property Description

A vibrant coastal town offering all amenities, rich in local life, with three weekly markets, just 5 minutes from the beach, 10 minutes from Vendres and 10 minutes from Beziers/ Cap d'Agde airport !

Stunning 18th century property (former restaurant), fully renovated, boasting a total living space of 348 m². It features 5 en-suite bedrooms, 5 bathrooms, multiple lounges/dining areas/kitchens, a professional-grade kitchen, a wine cellar, utility rooms, and a private apartment within the main house ! Outside, enjoy a magnificent 3899 m² landscaped park, rich in greenery and varied fruit trees (orange, lemon, cherry, fig, mandarin, olive, etc.), a tranquil lower-level area with a spectacular lagoon-style pool, a spacious terrace off the main living areas, a charming garden bar/shed for cocktails, a petanque court and a large private parking area for 10+ vehicles !

All this, right in the heart of town within walking distance to shops and just 5 minutes from the sea !

Ground = Entry hall of 16.85 m² (former restaurant reception) with storage + 15.72 m² lounge (original marble fireplace) + spacious 4.55 m² WC hall (with sink) + 2.55m² WC with wash basin + 1.51 m² WC + bright 54 m² living room with large glass doors opening onto the terrace + 30 m² master suite including 11.68 m² bedroom with terrace access, 7.27 m² en-suite bathroom (Italian shower, vanity), 7.07 m² dressing area, 2 m² laundry and 1.77 m² WC + 3.17 m² hallway + 4.89 m² climate-controlled wine cellar + 3.20 m² storage room + 9.18 m² utility/back kitchen with outside access + 40 m² professional kitchen (fully equipped - can be removed if needed).

1st = 2.22 m² landing + 11 m² bedroom with 4.65 m² en-suite (shower, vanity, WC) + 1.69 m² hallway + 11.99 m² bedroom with 3.75 m² en-suite (shower, vanity, WC) + 127 m² private apartment comprising : 8.59 m² corridor + 4 m² laundry + 1.14 m² WC + 48 m² open-plan living room with fully equipped kitchen (base units, oven, microwave, hob, extractor, sink, dishwasher, fridge) + 23 m² master suite with 12 m² bedroom, 5.65 m² dressing room and 4.83

m2 bathroom (bathtub, vanity, towel heater) + 18.73 m2 mezzanine + 25 m2 master suite with en-suite (shower, vanity, WC, dressing space).

2nd = About 60 m2 attic space (ideal for storage).

Exterior = Gorgeous, lushly landscaped 3899 m2 grounds with a wide variety of trees (cherry, loquat, fig, orange, lemon, mandarin, Buddha's hand, clementine, olive, aromatic herbs) + drip irrigation system + well forage+ petanque court + parking area for over 10 vehicles + lagoon-style pool (about 14x6m, 1.5m depth, chlorine-treated) + bar/garden shed area.

Miscellaneous = Original character details (cement tiles, marble fireplace, stone staircase) + double glazing throughout + wooden shutters + reversible air conditioning in all rooms + fully renovated in recent years (electricity, plumbing) + mains drainage + located in a flood zone (only the lower part of the garden affected once in 18 years !) + annual property tax of 3729 Euro + estimated amount of annual energy consumption for standard use: between 2254 Euros and 3050 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + perfect for B&B project.

Price = 972.000 Euros (Exceptional property ! Ideal for rental business near the coast !)

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 : 70293

Property Size: 348 m2

Property Lot Size: 3,899 m2

Bedrooms: 5

Bathrooms: 5

Reference: SB972000E

Other Features

Immediately Habitable

Latest properties

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Village house
Bedrooms:	5
Bathrooms	5
Price	€972,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie

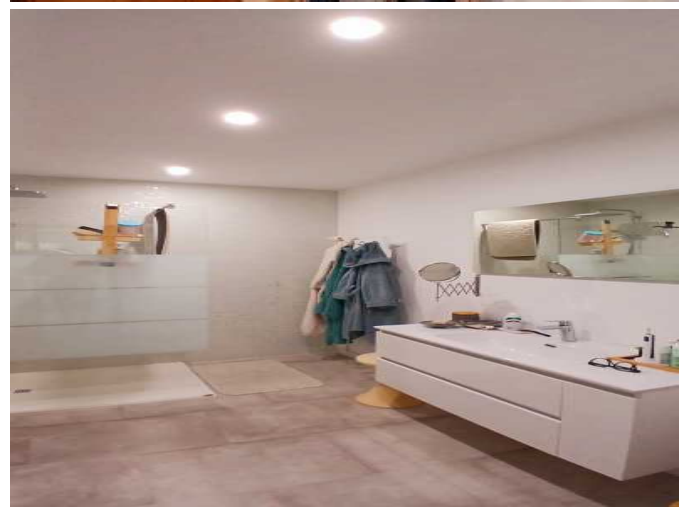


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S. and L. BROWN



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