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## Charming Winegrowers House With 5 Bedrooms, Large Outbuilding, Convertible...

**Murviel Les Beziers , Herault , Occitanie**



**€342,144**

**inc. of agency fees**

**5 Beds**

**3 Baths**

Lively village with all amenities (bakery, butcher, cafe, restaurants:) located 20 minutes from Beziers and 35 minutes from the beaches !Charming winegrowers...

### At a Glance

**Reference** MFH-LFR-M342144E

**Bed** 5

**Near to** Murviel Les Beziers

**Bath** 3

**Pool** Yes

**Price** €342,144

**Land Tax** N/A

### Property Description

Lively village with all amenities (bakery, butcher, cafe, restaurants:) located 20 minutes from Beziers and 35 minutes from the beaches !

Charming winegrowers house, partly in need of modernisation, with a living space of 168 m<sup>2</sup>, it offers 5 bedrooms (including one en suite), 3 shower rooms, a living room and a spacious kitchen. Additionally, the property features a 180 m<sup>2</sup> outbuilding (garage) as well as a 155 m<sup>2</sup> convertible attic ! All of this set around a delightful 685 m<sup>2</sup> courtyard with swimming pool and a covered annex (ideal for conversion into a summer kitchen). Great potential ! Walking distance from the village center !

Ground = Living room of 22.84 m<sup>2</sup> (with a second entrance) + hallway of 2.09 m<sup>2</sup> + newly renovated shower room of 5.16 m<sup>2</sup> (washbasin unit, WC, walk-in shower, towel dryer) + bedroom of 10.75 m<sup>2</sup> + spacious kitchen of 19 m<sup>2</sup> (wall and base units, double sink, gas hob, electric oven, dishwasher) + access to the outbuilding (kitchen/boiler area) of 40 m<sup>2</sup> + large garage of 140 m<sup>2</sup>.

1st = Hallway of 10.90 m<sup>2</sup> + master suite of 33 m<sup>2</sup> including a bedroom of 27.21 m<sup>2</sup> (lovely view) + bathroom of 5.36 m<sup>2</sup> (bathtub, washbasin unit, bidet) + large bedroom to finish renovating of 32.37 m<sup>2</sup> (beautiful high ceilings) + bedroom of 14.50 m<sup>2</sup> (with 2 m<sup>2</sup> built-in wardrobe) + bedroom of 13.67 m<sup>2</sup> + shower room of 2.82 m<sup>2</sup> (WC, bidet, shower, washbasin) + large convertible attic of 155 m<sup>2</sup> (huge potential !).

Exterior = Pleasant 685 m<sup>2</sup> courtyard with pool area (new pump, tiling to be refreshed) + covered annex offering excellent potential to create a summer kitchen.

Additional features = Double glazing on the ground floor + single glazing on the first floor + wooden shutters + central heating with heat pump system + thermodynamic water heater + solar panels generating 2500 Euros/year + tiled floors and beautiful cement tiles + some modernisation required but structurally sound and in good overall condition + estimated

amount of annual energy consumption for standard use: between 1127 Euros and 1525 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax about 900 Euros.

Price = 342.144 Euros (Superb potential !)

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 : 73337

Property Size: 168 m2

Property Lot Size: 685 m2

Bedrooms: 5

Bathrooms: 3

Reference: M342144E

### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Renovation required

Swimming Pool

With Land/Garden

Summary

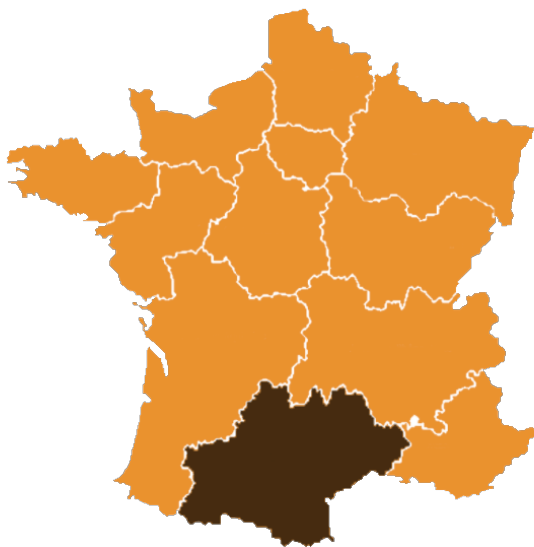
Property type:	Village house
Bedrooms:	5
Bathrooms	3
Price	€342,144

Key Information

Property Features:

- Courtyard
- Swimming Pool?      Yes

Location: Occitanie



## Gallery









## Performance énergétique et climatique

\* Dont émissions de gaz à effet de serre.



Ce logement émet 491 kg de CO<sub>2</sub> par an, soit l'équivalent de 2015 km parcourus en voiture. Le niveau d'émissions dépend principalement des types d'énergie utilisés (gaz, électricité, gaz, fuel, etc.).

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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