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## Stunning Renovated 17th Century Town House With About 235 M2 Of Living...

Pezenas , Herault , Occitanie



# €735,000

inc. of agency fees

5 Beds

4 Baths

Pretty village with a grocery just minutes from 5 minutes Pezenas, 30 minutes from Beziers and 35 minutes from the beach. Stunning 17th century renovated (2019) property with about 235 m2 of living space...

### At a Glance

**Reference** MFH-LFR-NPC735000E

**Bed** 5

**Near to** Pezenas

**Bath** 4

**Pool** No

**Price** €735,000

**Land Tax** N/A

### Property Description

Pretty village with a grocery just minutes from 5 minutes Pezenas, 30 minutes from Beziers and 35 minutes from the beach.

Stunning 17th century renovated (2019) property with about 235 m2 of living space including 5 bedrooms

and 4 bath/washrooms, with a garage, a courtyard and a solarium. In a beautiful historical village, just 5 minutes drive from Pezenas.

Ground = Entrance hall of 2 m<sup>2</sup> with access to the garage + stairs to living room/equipped kitchen of 35 m<sup>2</sup> (fix elements, sink, grill, induction and gas hob, fridge/freezer) and access to the courtyard + wc + lounge of 37 m<sup>2</sup> with fireplace + courtyard of 32 m<sup>2</sup> + 2 workshops/barns of 15 and 36 m<sup>2</sup> + garage of 38 m<sup>2</sup>.

1st = Hall of 4.3 m<sup>2</sup> + 2 bedrooms of 13.5 m<sup>2</sup> and 15 m<sup>2</sup> + washroom of 2.8 m<sup>2</sup> (shower, washbasin and wc) + en suite bedroom of 20 m<sup>2</sup> with bathroom of 4 m<sup>2</sup> (shower, bath, washbasin and wc) + hall of 10 m<sup>2</sup> + en suite dormitory room of 37 m<sup>2</sup> with washroom of 15.4 m<sup>2</sup> (2 showers and 3 washbasins) and mezzanine.

2nd = Terrace of 36 m<sup>2</sup> + WC with handbasin + equipped kitchen of 13 m<sup>2</sup> + bathroom of 5 m<sup>2</sup> (bat, shower and washbasin) + bedroom of 20 m<sup>2</sup>.

Extras = Reversible air conditioning + annual land tax of about 1200 € + superb renovation + possibility to buy some furniture.

Price = 735.000 € (Superb !)

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 : 31549

Property Size: 235 m<sup>2</sup>

Property Lot Size: 278 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 4

Reference: NPC735000E

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

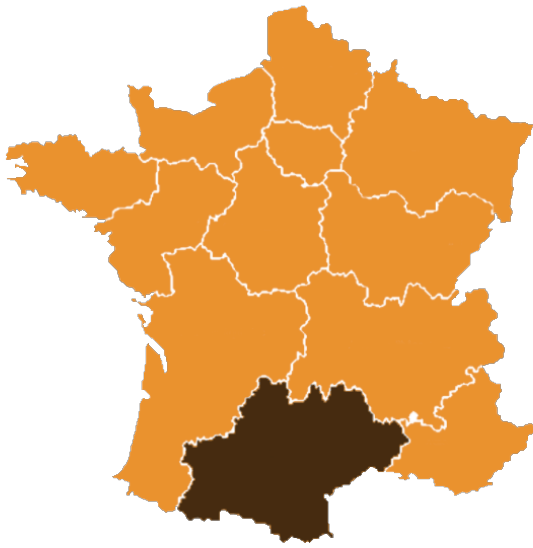
## Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€735,000

## Key Information

- Property Features:
- Courtyard

## Location: Occitanie

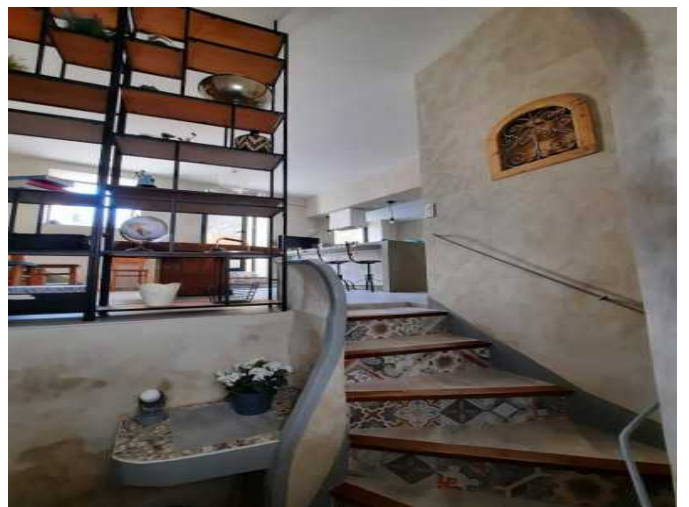


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**C. BAUER – Sunday Times**

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