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Superb Wine House for sale near Béziers in Hérault - VIRTUAL

Argeliers , Aude , Occitanie



€575,000

inc. of agency fees

6 Beds 5 Baths 270 sqm 370 sqm

Magnificent stone vineyard house with outside space with a pool and terrace located in the heart of a charming village of the Minervois with all amenities near Béziers in Occitanie.

At a Glance

Reference MFH-MSA79588

Near to Béziers

Price €575,000

Bed 6

Bath 5

Hab.Space 270 sqm

Land 370 sqm

Pool Yes

Land Tax €1628.00

Property Description

Located in the heart of the charming village of Argeliers, this magnificent stone vineyard house offers a total living area of 270 sqm. The house is equipped with all amenities including a pharmacy, doctor, Intermarché, gas station, school and college. It is also conveniently located 25 minutes away from Béziers and its airport, 25 minutes from the beaches of Narbonnais, and 1 hour from Spain.

The house comprises an entrance, a spacious living room, a dining room, and a kitchen that opens up to the relaxation area featuring a swimming pool (7.70m x 3m) with a swimming corridor. This space is also equipped with a bathroom, WC, workshop, laundry room, terrace, and solarium that offers complete privacy.

On the upper floor, there are 3 bedrooms, 2 of which come with a bathroom and toilet, an office, and a studio that features a kitchenette, bedroom, bathroom and toilet. At the end of the corridor, there is a large master suite with a bathroom of 23 sqm that includes a central bath, a shower, a toilet, and a double vanity. The top floor features a large bedroom and attic.

The garden on the south side has an area of 370 sqm and is enclosed by a stone wall. It includes a well, a concrete washbasin with goldfish, and a large garage that can accommodate up to 3 vehicles.

THE WINE HOUSE

The ground floor

- entrance - 15.15 sqm
- living room - 23.52 sqm
- dining room - 10.96 sqm
- kitchen - 18.53 sqm
- shower and toilet - 5.53 sqm

- laundry - 12.13 sqm

The first floor and attic

- bedroom 1 with shower room - 19.10 sqm
- studio - 25 sqm
- bedroom 3 14.91 sqm
- office or bedroom 4 - 9.69 sqm
- bedroom 5 next to attic - 25 sqm

Stepping Outside

- BBQ area
- easy maintenance
- swimming pool (7m x 3m)
- workshop - atelier
- garage - 66 sqm

Additional Information

- oil central heating
- equipped kitchen
- air conditioning
- renovated electricity system
- wood burning stove
- tiles, style wooden doors,
- **VIDEO** available on request

The Area & Access

- Narbonne and Béziers at 20 minutes
- seaside at 30 minutes

- Carcassonne at 45 minutes

This beautiful character property is filled with charm, very well located in the heart of the village, with a pool ... and all in peace! NEW PRICE!

Environment & Surroundings

| | |
|------------------------|---|
| Near | ✓ |
| Airport/Ferries? | |
| Near to Shops? | ✓ |
| Near to Schools? | ✓ |
| Near to a Golf Course? | ✓ |
| Is near the Coast? | ✓ |

And Before You Ask

| | |
|---------------------|-----------------------|
| Exposure: | South |
| Condition: | Very good |
| Heating System: | Central heating (oil) |
| Reason for selling: | Due to relocation |
| Currently lived in: | Yes |
| Condition of Roof: | Very good condition |
| Land Tax: | €1628.00 |

Summary

| | |
|----------------|---------------|
| Property type: | Village house |
| Bedrooms: | 6 |
| New Home? | No |
| Bathrooms | 5 |
| Price | €575,000 |

Key Information

| | |
|---------------------------|---------|
| Year Built: | 1880 |
| Internal Area: | 270 sqm |
| Land Area: | 370 sqm |
| Floor: | 2 |
| How many Outbuildings: | 1 |
| Number of Fireplaces: | 1 |

Property Features:

- Winehouse full of charm
- very nice pool area with no views from Neighbours
- close to all amenities
- cute garden
- garage for 3 cars

| | |
|---------------------------|-----|
| Has a Wine Cellar | Yes |
| Has Attic Space: | Yes |
| Has an Office / Study? | Yes |
| Has a Garden | Yes |
| Has a Terrace? | Yes |
| Swimming Pool? | Yes |
| Has Air Conditioning? | Yes |
| Has ADSL/Broadband? | Yes |

Location: Occitanie



Gallery









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S. and L. BROWN



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