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## Superb Character House With 210 M2 Of Living Space And Garden Of 600 M2...

Faugeres , Herault , Occitanie



€899,000

inc. of agency fees

5 Beds

4 Baths

Hamlet with no shop (mobile grocery and small restaurant/snack at the campsite), 15 minutes from Roujan, 30 minutes from Pezenas and Beziers and 40 minutes...

### At a Glance

**Reference** MFH-LFR-  
FF899000E

**Bed** 5

**Near to** Faugeres

**Bath** 4

**Pool** Yes

**Price** €899,000

**Land Tax** N/A

## Property Description

Hamlet with no shop (mobile grocery and small restaurant/snack at the campsite), 15 minutes from Roujan, 30 minutes from Pezenas and Beziers and 40 minutes from the coast.

Superb character house, a former presbytery dating from the middle of 17th century, offering about 210 m<sup>2</sup> of fully renovated living space (4/5 bedroom and 4 bathrooms) and leading to an outside private area of 600 m<sup>2</sup>, including a car park and 2 levels of garden/terrace with pool communicating with a lift ! Just perfect ! No overlooking, a real « coup de cœur » !

Ground (pool level) = Independent vaulted cellar of about 30 m<sup>2</sup> with laundry connection + hall of 4 m<sup>2</sup> + en suite bedroom of 10 m<sup>2</sup> with shower room of 3.7 m<sup>2</sup> (shower, washbasin and WC).

1st (garden area) = Entrance via veranda of 27 m<sup>2</sup> + equipped kitchen of 14 m<sup>2</sup> (lower and higher units, hob, extractor, electric oven, microwave, dishwasher and sink) + dining room of 23 m<sup>2</sup> + lounge of 22 m<sup>2</sup> with fireplace + hall of 4 m<sup>2</sup> with WC and handbasin + office/bedroom of 15 m<sup>2</sup>.

2nd = Hall of 5 m<sup>2</sup> + en suite bedroom of 12 m<sup>2</sup> with shower room of 2.3 m<sup>2</sup> (shower, washbasin and WC) + en suite bedroom of 21.2 m<sup>2</sup> with shower room of 2.5 m<sup>2</sup> (shower, washbasin) master en suite bedroom of 27 m<sup>2</sup> with washroom of 6.4 m<sup>2</sup> (italian walk in shower, washbasin and WC).

Exterior = Parking area of about 130 m<sup>2</sup> + courtyard/garden at the same level as the veranda + lower level with garden/pool area with a lift access (salt filtration pool, 9x5m, heated) + small vegetable plot.

Extras = Reversible air conditioning in veranda and oil central heating + annual land tax of about 600 € + estimated amount of annual energy consumption for standard use: between

2520 € and 3450 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + quiet and very private + possibility to negotiate some of the furniture + only very little negotiation.

Price = 899.000 € (Absolutely exquisite !)

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 : 39662

Property Size: 210 m2

Property Lot Size: 600 m2

Bedrooms: 5

Bathrooms: 4

Reference: FF899000E

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 5        |
| Bathrooms      | 4        |
| Price          | €899,000 |

Key Information

Property Features:

- Courtyard
- Swimming Pool?      Yes

Location: Occitanie

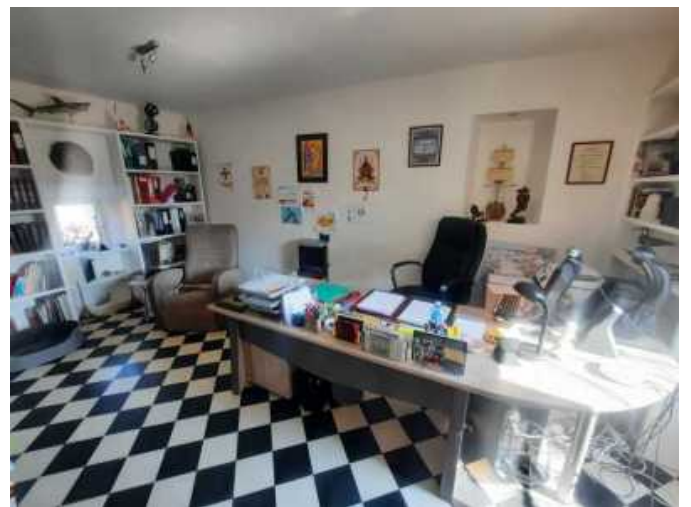
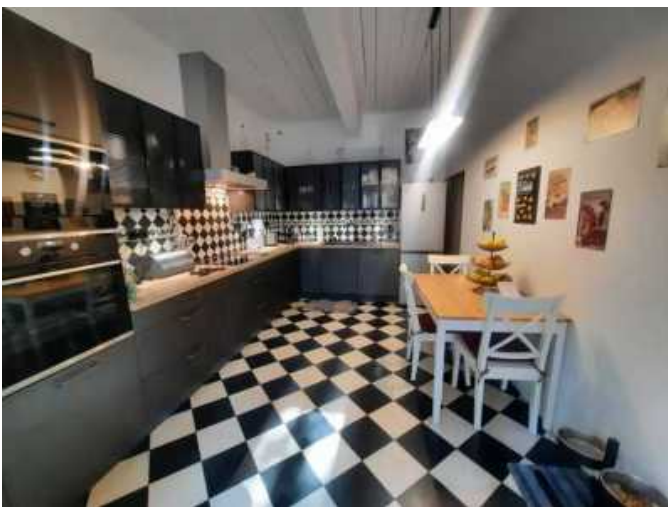
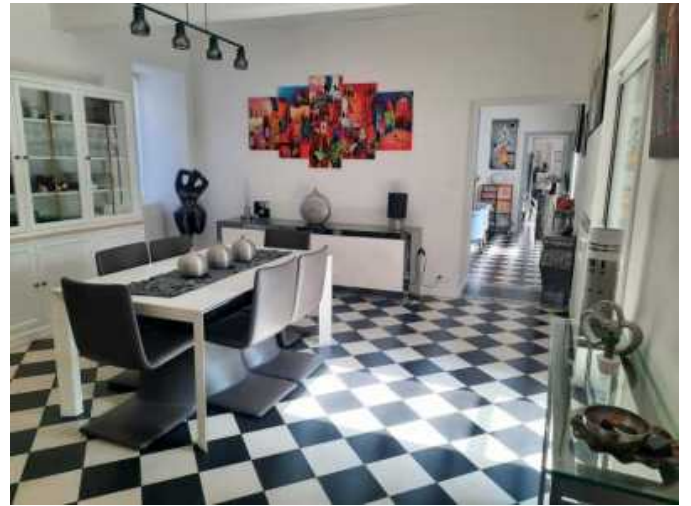




## Gallery

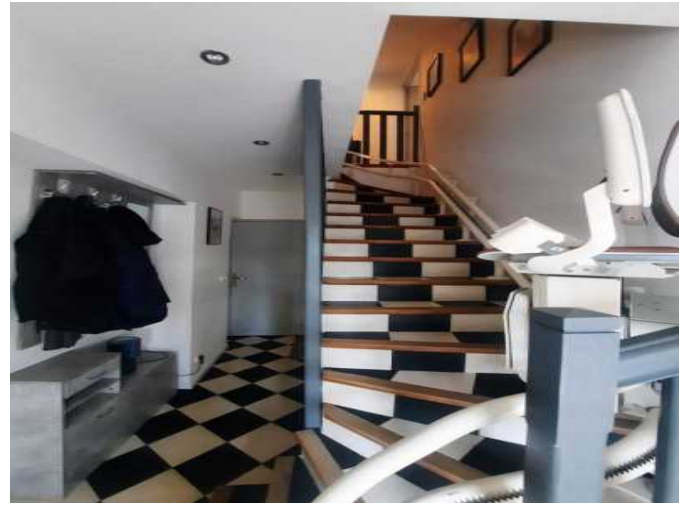














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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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