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## Superb Character Property With 311 M2 Of Living Space, Annexe And Park...

Beziers , Herault , Occitanie



**€820,800**

inc. of agency fees

6 Beds

2 Baths

Village with all shops located at 20 minutes from Beziers and Narbonne, close to the Canal du Midi and only 20 minutes from the beach !Superb characterful...

### At a Glance

**Reference** MFH-LFR-  
NB864000E

**Bed** 6

**Near to** Beziers

**Bath** 2

**Pool** Yes

**Price** €820,800

**Land Tax** N/A

### Property Description

Village with all shops located at 20 minutes from Beziers and Narbonne, close to the Canal du Midi and only 20 minutes from the beach !

Superb characterful house from the 18th century that has preciously kept his original charm, with a living space of 311 m2 offering 5 to 6 bedrooms, 2 bath/shower rooms, a lounge, a large open kitchen with dining room, large hallways, a cellar, a laundry room, a workshop, the all on a beautiful park of 1625 m2 with pool and basin. Annexe of 58 m2 on the ground floor with independent access, very easily convertible into a gite and with an outside space of 10 m2. Unique ! Lots of charm !

Main house of 311 m2

Basement = Cellar of 25 m2.

Ground = Large hallway of 41 m2 (possibility access gite) + lounge of 33 m2 (original marble fireplace) + beautiful dining room/open kitchen of 65 m2 (superb original wooden fireplace, large central island, double sink, cupboards, 2 french windows leading on terrace and access to the laundry room and workshop) + laundry room of about 20 m2 with washroom (shower, WC and sink) and boiler room + workshop of about 20 m2 with access to the terrace.

1st = Large hallway of 24 m2 + bedroom of 15 m2 (balcony and access other bedroom) + bedroom of 18 m2 (balcony and fireplace) + bedroom of 20 m2 (balcony and fireplace) + bedroom of 21 m2 (balcony) + dressing room of 12 m2 + office/bedroom) of 12 m2 + 4 steps going down to a hall of 5 m2 + WC and sink of 6 m2 + bathroom of 18 m2 (double basin unit, corner jacuzzi bath, sauna, shower and 2 towel dryers) + bedroom of 18 m2 + cupboard of 7 m2.

Annexe of 58 m2 (with independant access)

Ground = Room of 28 m2 + room of 15 m2 + room of 15 m2 (WC and sink) + outside space of 10 m2 (possibility to enclose). Very easy to convert into a gite adding a small kitchen and a

washroom (all the arrivals are in place).

Exterior = Pleasant park of 1625 m<sup>2</sup> with lots of trees (olive trees, linden tree, magnolia tree, cedar tree :) + large terrace of 55 m<sup>2</sup> + pool (shell, bean form) + basin with pump system + 2 wells with pump system + second gate with access on an other street.

Extras = Superb original features (tiles, beautiful ceilings, original marble fireplace, original stone staircase) + electricity and plumbing have been redone + roof has been entirely redone in 2000 + heat pump + reversible air conditioning in bedrooms + double PVC glazing + thermodynamic boiler + estimated amount of annual energy consumption for standard use: between 1660 Euros and 2300 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax is 2818 Euros + 2 private parking spaces.

Price = 820.800 Euros (Unique ! Full of charm !)

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 : 66256

Property Size: 311 m<sup>2</sup>

Property Lot Size: 1,660 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 2

Reference: NB864000E

## **Other Features**

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€820,800

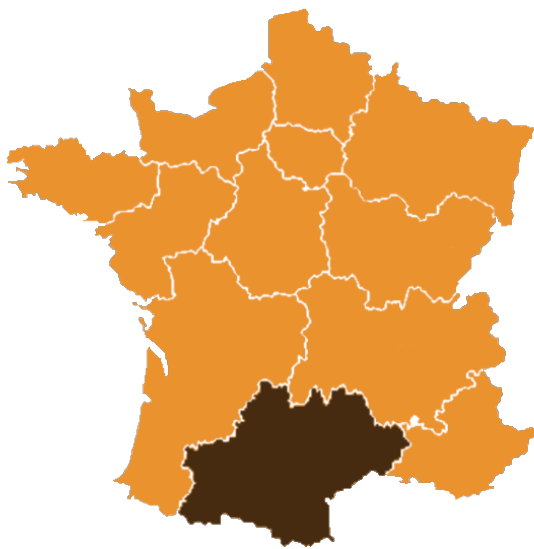
## Key Information

Property Features:

- Immediately Habitable

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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