Click to view MFH-LFR-GP396360E

Former Water Mill To Renovate, With Annexes, On A 2315 M2 Plot. Great...

Pezenas, Herault, Occitanie



€365,000

inc. of agency fees

7 Beds

1 Baths

Village with all shops located at 5 minutes from Roujan, 10 minutes from Magalas and 15 minutes from Pezenas. Former water mill dating from the 13th century with a living space of 287 m2 offering 3 levels...

At a Glance

Reference MFH-LFR-GP396360E

Near to Pezenas

Price €365,000

Bed 7

Bath 1

Land Tax N/A

Pool Yes

Property Description

Village with all shops located at 5 minutes from Roujan, 10 minutes from Magalas and 15 minutes from Pezenas.

Former water mill dating from the 13th century with a living space of 287 m² offering 3 levels to renovate

plus cellars (the home is habitable at the moment). Lots of possibilities are available to you: A large family home or 3 independant apartments or a B&B or a duplex and an apartment. The whole on a 2315 m2 plot close to a river, in the heart of nature but at walking distance to the village centre! On top of this, a stone barn with 100 m2 ground surface (possibility to make an upper floor) and 80 m2 of cellars and mill room at the ground floor of the house. A place full of history with great potential! An envelope of $150\ 000 \le 150\ 000 \le 150\$

Basement = Cellars about 80 m2 including the mill room.

Ground = Hall of 2 m 2 (cupboard).

 $1st = Hall ext{ of } 3.80 ext{ m2} + vast ext{ room with a large old fireplace (this room was used by the lords to share the meals), ideal to create a summer kitchen with access to the back garden + laundry area of <math>10 ext{ m2} + WC$ of $1 ext{ m2} + lounge$ of $24.41 ext{ m2}$ (fireplace and big windows on front garden) + living room of $18.97 ext{ m2} + room$ of $12 ext{ m2} + bathroom$ of $4.92 ext{ m2}$ (bath, sink) + access laundry room.

1/2 = Hall of 2.73 m2.

2nd = Hall of 3.84 m² + large room of 32 m² (possibility of 2 bedrooms) + WC of 1 m² + kitchen of 20 m² (sink, balcony and fireplace) + hall de 4.19 m² + bedroom of 17.96 m² + bedroom of 15.57 m² + room of 10 m² with WC (possibility to create a large master bedroom).

1/2 = Hall of 2.73 m2.

3rd = Hall of 3.31 m2 + bedroom of 10.72 m2 (beautiful old tiling floor) + bedroom of 25.25 m2 + bedroom of 24.65 m2.

1/2 = Hall of 3.08 m2.

4th = Hall of 2 m2 + access to attic.

Annexe = Stone barn on the side of house that could be converted offering 100 m2 ground surface with possibility for an upper floor.

Exterior = Land of 2315 m2 on the river bank + in the heart of nature but at walking distance to the village centre + constructible part in front of the house (perfect to receive a pool) + house facing south-east.

Extras = Main sewage + roof in good condition + all the rest needs some work (electricity, plumbing, interior renovations:) + work estimate around $200\ 000\ \in$ + estimated amount of annual energy consumption for standard use: between $6270\ \in$ and $8520\ \in$ per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + in a flood zone (but never had any problems notified) + constructible part perfect to receive a pool + heating fireplace + annual land tax of $650\ \in$.

Price = 365.000 € (Great project! Right in the nature and walking distance to the village! Ideal location!)

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

Property Id: 41657

Property Size: 287 m2

Property Lot Size: 2,315 m²

Bedrooms: 7
Bathrooms: 1

Reference: GP396360E

Other Features

Latest properties
Private parking/Garage
Renovation required
With Land/Garden

Summary

Property type: House Bedrooms: 7

Bathrooms 1

Price €365,000

Key Information

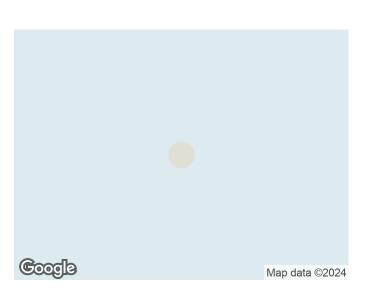
Property Features:

• Latest properties

Swimming Pool? Yes

Location: Occitanie





Gallery











































Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved