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Stunning Converted Wine Barn With 164 M2 Of Living Space On A 8000 M2...

Puissalicon , **Herault** , **Occitanie**



€550,000

inc. of agency fees

3 Beds

2 Baths

Village north of Beziers with all shops and cafes, near Cessenon, river at 5 minutes, located about 30 minutes from the coast, and 15 minutes from the highway, 20 minutes from Beziers airport. In the countryside,...

At a Glance

Reference MFH-LFR-MP550000E

Bed 3

Near to Puissalicon

Bath 2

Pool Yes

Price €550,000

Land Tax N/A

Property Description

Village north of Beziers with all shops and cafes, near Cessenon, river at 5 minutes, located about 30 minutes from the coast, and 15 minutes from the highway, 20 minutes from Beziers airport.

In the countryside, a stunning and unusual converted wine barn, in stone, with 164 m2 of living space offering beautiful well-equipped kitchen with dining area and lounge, 3 large bedrooms, 2 bathrooms, large summer kitchen and utility room, on a plot of 8000 m2 with pool and hangar of 125 m2 (ideal for professional activity, or which could also be converted into additional living space). Rare !

Ground = Entrance into spacious and bright open-plan living area of 50 m2, boasting a bespoke, beautiful high quality kitchen including a pizza oven + parental suite of 22 m2 (shower and sinks) with sliding doors to the patio + fully equipped summer kitchen and utility room of 20 m2 with interior access to the hangar of 125 m2 + separate wc.

1st = Large bedroom of 20 m2 (shower and sink) + large bedroom of 20 m2 + landing + separate wc + attic space of 20 m2 already plumbed for converting into a bedroom or a games room.

Outside = Fenced and gated agricultural plot of 8000 m2 with a young field of truffle oaks + very inviting pool constructed with pierre de Bali + pool house of 12 m2.

Miscellaneous = Double glazing throughout + electric shutters + reversible air conditioning + wood-burning central heating + easily accessible location + property tax of 877 € + some cosmetic finishings to foresee + septic tank + l'eau du Bas Rhone (with filtration system for house hold use) + planted plot with irrigation system.

Price = 550.000 € (Rare, just minutes from all shops !)

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 : 41921

Property Size: 164 m2

Property Lot Size: 8,000 m2

Bedrooms: 3

Bathrooms: 2

Reference: MP550000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€550,000

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



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