

Click to view MFH-LFR-MP550000E

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 $877 \in +$ 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

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

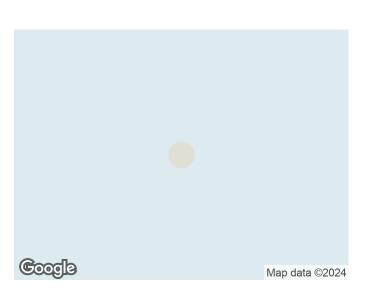
Property Features:

• Immediately Habitable

Swimming Pool? Yes

Location: Occitanie





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