

[Click to view MFH-LFR-RMP864000E](#)

Unique Maison De Maitre With 7 Bedrooms And Pleasant Courtyard. An Absolute...

Pezenas , Herault , Occitanie



€864,000

inc. of agency fees

7 Beds

3 Baths

Dynamic village with all shops (bars, restaurants, supermarket, doctor, grocery:) located at 10 minutes from Pezenas, 25 minutes from Beziers and 30 minutes from the beach !Unique ! Gorgeous Maison de...

At a Glance

Reference MFH-LFR-RMP864000E

Bed 7

Near to Pezenas

Bath 3

Pool No

Price €864,000

Land Tax N/A

Property Description

Dynamic village with all shops (bars, restaurants, supermarket, doctor, grocery:) located at 10 minutes from Pezenas, 25 minutes from Beziers and 30 minutes from the beach !

Unique ! Gorgeous Maison de Maître (2 faces) dating from 1825 that has conserved its beautiful original features. This stunning house offers a living space of 372 m² with 7 bedrooms, 3 bath/shower rooms, an office, a lounge, a spacious dining room, a large separate kitchen, a boiler room, a garage, a beautiful convertible attic of 130 m², and a pleasant courtyard of 230 m², very private, offering tranquility and serenity ! Full of charm, spacious rooms, beautiful features ! An absolute must see !

Ground = Spacious hallway of 33.25 m² (access to the courtyard) + lounge of 22.57 m² + office of 15.59 m² (or bedroom) with a sumptuous original Napoleon 3 safe + dining room of 31.06 m² with a beautiful original marble fireplace + large separate kitchen of 31.42 m² with (double sink, old fireplace, working plan, 2 big cupboards) and access to the courtyard + utility room of 4.87 m² with WC of 1 m² (hand basin) + boiler room of 24.42 m² (new boiler from 2018, hot thermodynamic water tank and water softener) + garage of 65.59 m² (automatic gate).

1/2= Access to the convertible attic with a room of 4.28 m² + large convertible attic of 130 m².

1st = Large hall of 14.41 m² + bedroom of 23.67 m² (cupboards) + master bedroom of 27.67 m² with en suite bathroom (bath, WC, double basin unit, towel dryer) and balcony + lounge of 30.78 m² with balcony (could be a spacious bedroom).

2nd = Large hallway of 22.75 m² + WC of 3.18 m² + bedroom of 22.93 m² with en suite shower room of 4.89 m² (shower, sink) and balcony + bathroom of 7.29 m² (bath and sink) + 3 bedrooms of 19.86 m², 14.43 m² and 8.47 m².

Exterior = Pleasant courtyard of 230 m² (very private and not overlooked) offering different spaces of which terrace and patio with basin + well with a pump system + pool/basin of 9 m² (chlory, new pump dating from 3 years ago) + automatic watering system + south facing.

Extras = Double and triple glazing + new roof and insulation from 10 years ago + town gas central heating (boiler from 2018) + beautiful high ceilings (3.70m) + marble fireplace in each room + mosquito nets on the windows + beautiful old tiles + water softner system + thermodynamic boiler (very efficient) + main sewage + beautiful stone facade + estimated amount of annual energy consumption for standard use: between 3053 € and 4131 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 2600 €.

Price = 864.000 € (Unique ! Sublime ! For those who love authenticity !)

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 : 44425

Property Size: 372 m2

Property Lot Size: 585 m2

Bedrooms: 7

Bathrooms: 3

Reference: RMP864000E

Other Features

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

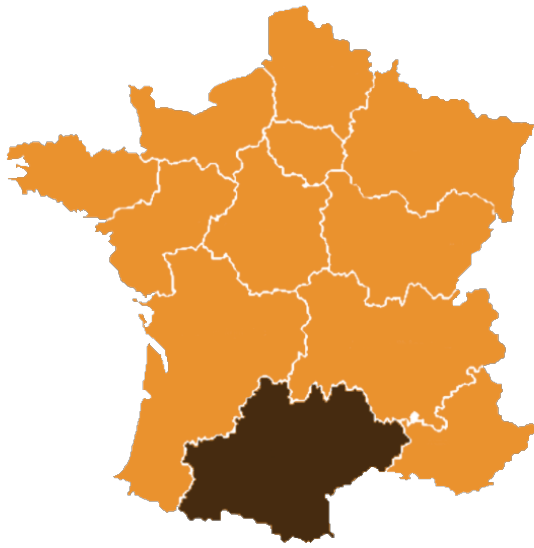
Summary

Property type:	House
Bedrooms:	7
Bathrooms	3
Price	€864,000

Key Information

- Property Features:
- Courtyard

Location: Occitanie



Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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 our 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

great service
fast transfers

send money abroad 24/7 excellent rates