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## Superb Traditional Mansion With 300 M2 Of Living Space, Garage, Courtyard...

**Pezenas** , **Herault** , **Occitanie**



**€1,785,000**

**inc. of agency fees**

7 Beds

6 Baths

Lively small town with bars, restaurants, primary and secondary schools, 20 minutes from Beziers, 20 minutes from the coast. Superb traditional mansion...

### At a Glance

**Reference** MFH-LFR-  
PRB1995000E

**Bed** 7

**Near to** Pezenas

**Bath** 6

**Pool** No

**Price** €1,785,000

**Land Tax** N/A

### Property Description

Lively small town with bars, restaurants, primary and secondary schools, 20 minutes from Beziers, 20 minutes from the coast.

Superb traditional mansion in the heart of the town in a very quiet street, offering a total surface of about 600 m<sup>2</sup> of which about 300 m<sup>2</sup> of living space with en suite luxury B&B rooms, a beautiful courtyard, a magnificent vaulted wine tasting cellar and some charming roof terraces. It is an historic property, with an elegant architecture, a unique property sought after for its beauty and central location.

Basement = Wine tasting vaulted cellar of about 35 m<sup>2</sup>.

Ground = Entrance hall + courtyard of about 20 m<sup>2</sup> + en suite bedroom 0 of 13.6 m<sup>2</sup> with washroom of 3 m<sup>2</sup> (shower, basin, WC) + en suite bedroom 1 of 24 m<sup>2</sup> with washroom of 3 m<sup>2</sup> (shower, basin, WC) + garage/workshop of 40 m<sup>2</sup>.

1st = Hall of 4 m<sup>2</sup> + lounge of 60 m<sup>2</sup> + dining room (and breakfast) of 35 m<sup>2</sup> + equipped kitchen of 22 m<sup>2</sup> with access to a studio in the basement + en suite bedroom 2 of 22 m<sup>2</sup> with washroom of 4.2 m<sup>2</sup> (bath, washbasin, WC).

2nd = Hall of 4 m<sup>2</sup> + large en suite bedroom 3 with a lounge of 20.2 m<sup>2</sup> and a bedroom of 13.2 m<sup>2</sup> en suite with a bathroom of 5.3 m<sup>2</sup> (bath, washbasin, WC) + en suite bedroom 4 of 22 m<sup>2</sup> with washroom of 4 m<sup>2</sup> (shower, washbasin, WC) and dressing room + terrace of 35 m<sup>2</sup> with access to a private courtyard of 17 m<sup>2</sup> and en suite bedroom 5 of 23.7 m<sup>2</sup> with bathroom of 8 m<sup>2</sup> (balneo bath, washbasin, WC).

Extras = Town gas central heating + reversible air conditioning in 4 bedrooms + estimated amount of annual energy consumption for standard use: 2986 Euros per year (including subscriptions) + annual land tax of 4351 Euros + occupation rate of 99 % in full season + in the center of town in a quiet street + parking in front of the house.

Price = 1.785.000 Euros (Superb and unique!)

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 : 66877

Property Size: 300 m2

Property Lot Size: 236 m2

Bedrooms: 7

Bathrooms: 6

Reference: PRB1995000E

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Prestige

Rental Potential

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	7
Bathrooms	6
Price	€1,785,000

## Key Information

Property Features:

- Courtyard

## Location: Occitanie





## Gallery















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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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

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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**



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