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

Pezenas, Herault, Occitanie



€1,995,000

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 in the heart of the town in a very quiet street,...

### At a Glance

MFH-LFR-Reference

PRB1995000E

**Bed** 

Near to Pezenas

Bath

Pool No Price €1,995,000

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

m2 of which about 300 m2 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 m2 + en suite bedroom 0 of 13.6 m2 with washroom of 3 m2 (shower, basin, WC) + en suite bedroom 1 of 24 m2 with washroom of 3 m2 (shower, basin, WC) + garage/workshop of 40 m2.

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 m2 with washroom of 4.2 m2 (bath, washbasin, WC).

2nd = Hall of 4 m2 + large en suite bedroom 3 with a lounge of 20.2 m2 and a bedroom of 13.2 m2 en suite with a bathroom of 5.3 m2 (bath, washbasin, WC) + en suite bedroom 4 of 22 m2 with washroom of 4 m2 (shower, washbasin, WC) and dressing room + terrace of 35 m2 with access to a private courtyard of 17 m2 and en suite bedroom 5 of 23.7 m2 with bathroom of 8 m2 (balneo bath, washbasin, WC).

Extras = Town gas central heating + reversible air conditioning in 4 bedrooms + annual land tax of 4351 € + occupation rate of 99 % in full season + in the center of town in a quiet street + parking in front of the house.

Price = 1.995.000 € (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

Property Id: 45803

Property Size: 300 m<sup>2</sup>

Property Lot Size: 236 m<sup>2</sup>

Bedrooms: 7

Bathrooms: 6

Reference: PRB1995000E

#### **Other Features**

Courtyard Immediately Habitable Outside space Prestige

Rental Potential Terrace

## **Summary**

Property type: House Bedrooms: 7

Bathrooms

Price €1,995,000

6

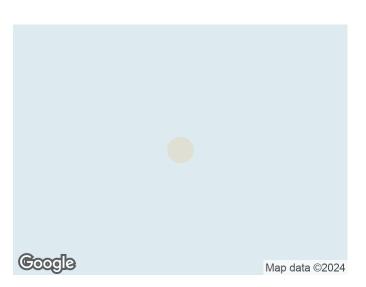
# **Key Information**

Property Features:

• Courtyard

## **Location: Occitanie**





# Gallery

















































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### C. BAUER – Sunday Times

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S. and L. BROWN



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