



## 7 room, 200m2 Vineyard residence for sale in Nissan lez enserune - 282 000 € \*



### Agenten-Info

Name:	Patrick Gibbins
Name der Firma:	Artaxa Immo Sarl
Land:	Frankreich
Erfahrung seit:	2008
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	
Sprachen:	French
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 321,789.55

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34440
Veröffentlicht:	30.06.2026

#### Beschreibung:

Discover this charming vigneron home in the heart of Nissan-lez-Enserune, a picturesque village near Beziers and the Mediterranean coast. Full of character and generous proportions, this property retains many original features and offers exceptional flexibility for family living, entertaining, or working from home.

Upon entering, a wide entrance hall leads to three living spaces: a bedroom, a sitting room, and a laundry room. These versatile rooms could easily be adapted into additional bedrooms, a home office, or creative spaces. A bathroom with WC completes this level.

A traditional stone staircase leads to the first floor, where you will find two spacious bedrooms, a library, and a bathroom with WC. The library could also serve as an office or additional bedroom, with direct access to the terrace.

The heart of the home is an impressive 55 m2 living area featuring a fitted kitchen and dining/living space, soaring ceilings reaching up to 7 meters, and beautiful exposed stone walls. Opening directly from this room, a magnificent 35 m2 terrace extends the living space outdoors — perfect for entertaining and enjoying every season.



On the top floor, approximately 75 m<sup>2</sup> of convertible attic space offers rare potential for a master suite, playroom, workshop, or further bedrooms.

The ground floor also benefits from a large garage, providing multiple possibilities including storage, workshop space, or secure parking.

A unique and character-filled property that must be visited to be fully appreciated.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### **Allgemein**

Schlafzimmer: 4  
Fertige m<sup>2</sup>: 200 m<sup>2</sup>

### **Zimmerdetails**

Zimmer insgesamt: 7  
Innenausstattung: Fitted kitchen

### **Mietbedingungen**

Verfügbar ab:

### **Kontaktinformation**

IMLIX ID: IX8.655.447

