



## Former Winegrower House, Large Garage And Convertible Attic



### Στοιχεία μεσίτη

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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 158,420.89

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	13/11/2023

#### Περιγραφή:

REDUCED in price - Former winegrower house to modernise with 90 m<sup>2</sup> of living space plus an attic of 60 m<sup>2</sup> that could be converted into additional living space and/or a roof terrace plus a garage of 60 m<sup>2</sup>. Well located in the village, a few steps away from amenities.

- Location: Nice village with all shops, bar, restaurant and school, 20 minutes from Beziers, and 25 minutes from the coast.

- Ground floor: Garage of 60 m<sup>2</sup> (with a window), entrance hall of 16 m<sup>2</sup> with WC.

- 1st floor: Hall of 6.5 m<sup>2</sup>, lounge of 13 m<sup>2</sup>, dining room of 15.6 m<sup>2</sup>, kitchen of 13 m<sup>2</sup>, shower room of 4 m<sup>2</sup> (shower, washbasin), WC, bedroom of 10 m<sup>2</sup>, office of 7.2 m<sup>2</sup> (no window).

- 2nd floor: Bedroom of 9.6 m<sup>2</sup>, attic of 60 m<sup>2</sup>.

- Extras: Electric heating and oil burner, doubled glazed windows, sound house but large modernisation to foresee, roof in very good condition, better insulation to foresee, annual land tax valued at about 900 Euro.



Good Potential.

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.

#### Other Features

Bedrooms: 2

Bathrooms: 1

Latest properties

Private parking/Garage

Renovation required

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for



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sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Κοινά**

Κρεβατοκάμαρες: 2  
Μπάνια: 1

## **Utility details**

Heating: Ναί

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.113.620

