



Stunning Character Winegrowers House, Entirely Renovated, With 140 M2 Of Living Space, Terraces, Veranda, Large Garage And Private Garden.



Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα εταιρείας:	Freddy Rueda Sarl
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site:	https://realestateoccitane.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 432,266.01

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Pouzolles
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	18/08/2026

Περιγραφή:

Charming village with cafe, restaurants, bakery, tabac: located only 5 minutes from Roujan (a lively village with all amenities), 15 minutes from Pezenas (a beautiful historic town) and 30 minutes from the beaches !

Stunning character winegrowers house (18th century), it has been entirely renovated but has kept the charm of yesteryear ! This house offers a living space of 140 m2, composed with 3 bedrooms (2 master suite), 2 bathrooms, a beautiful living area with an open kitchen, 2 terraces (one at the front and one at the back), a pleasant veranda, plus a large garage, a wine cellar and a charming intimist garden of about 100 m2, where it feels good to sit and relax ! On a quiet area, close to the center of village !

Basement = Large garage of more than 80 m2 with utility room + wine cellar.

Ground = Access to the house by an exterior stone staircase + terrace of 20 m2 + veranda of 22 m2 +



living room with open kitchen of 43 m² (nice central island with concrete working plan, several storages, sink, fridge, piano gaz hob, hood, dishwasher) + master suite of 13.02 m² with access to the back terrace by french windows + bathroom of 8.80 m² (shower, bath, sink, towel dryer) and french window to the terrace + WC of 1.50 m² + terrace of 26 m² with covered summer kitchen.

1st = Large hall of 13 m² (ideal as an office) + bedroom of 13.56 m² + master suite of 19.52 m² (with high ceilings) and its en suite bathroom of 7.08 m² (WC, bath, basin unit, towel dryer) + attic storage cupboard of 9.10 m².

Exterior = Magnificent private garden of about 100 m², very relaxing + well with a pump system for watering garden + covered stone courtyard of 20 m² full of charm + terrace at the front of 20 m² + terrace at the back of 26 m² with covered summer kitchen.

Additional features = Reversible air conditioning + wood burning stove + electric heating + double glazing + roof in good condition + wooden parquet flooring + annual land tax of 1591 Euros + estimated amount of annual energy consumption for standard use: between 2620 Euros and 3544 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + no work to foresee.

Price = 371.520 Euros (So charming !)

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 : 90455
Property Size: 140 m²
Bedrooms: 3
Bathrooms: 2
Reference: PM371520E

Other Features

Courtyard
Immediately Habitable
Latest properties
Outside space
Prestige
Private parking/Garage
Terrace
With Land/Garden

Κατάσταση: Good

Κοινά



Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	140 τ.μ

Utility details

Heating:	Ναί
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.845.679
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