



## Superb Traditional Mansion House



### Info Agente

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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 2,077,125.69

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Lignan-sur-Orb
Código postal:	34490
Publicado:	30/10/2023

### Descripción:

**REDUCED in price** - Superb traditional mansion in the heart of the town in a very quiet street, offering 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.

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

- Basement floor: Wine tasting vaulted cellar of about 35 m2.

- Ground floor: 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 floor: Hall of 4 m2, lounge of 60 m2, dining room (and breakfast) of 35 m2, equipped kitchen of 22 m2 with access to a studio in the basement, en suite bedroom 2 of 22 m2 with washroom of 4.2 m2 (bath,



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washbasin, WC).

- 2nd floor: 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: Mains gas central heating, reversible air conditioning in 4 bedrooms, annual land tax of 4351 Euro, occupation rate of 99 % in full season, in the center of town in a quiet street, parking in front of the house.

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.

#### Other Features

Bedrooms: 7

Bathrooms: 6

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Rental Potential

Terrace

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, 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 Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault 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 Herault 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.

Herault 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).

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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 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)

## Común

Dormitorios:	7
Baños:	6
Tamaño del lote:	200 m2

## Utility details

Heating:	Sí
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX5.063.089
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