



## Beautiful Character House With Main Residence, Apartment, Stables, Indoor Pool And Garden.



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 935,000

### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Argeliers
Indicatif régional:	34210
Soumis:	12/05/2022

### Description:

Charming winegrowers village with bars, restaurants, shops, bakeries, grocery, wineries, artisan commerce, school, pharmacy, museum and popular with tourists, close to the Canal du Midi, 45 minutes to Beziers (airport) and 40 minutes to Carcassonne (airport).

In a quiet part of the village, completely private and not overlooked, imposing historic house (1700) with 450 m2 of living offering main residence with 5 bedrooms, 2 bedroomed private apartment, 3 storey stables to renovate (perfect for gites), workshop/games room, indoor pool, terraces, courtyard and garden. Entirely renovated to high standard retaining its original character, charm and features (original tiled floors, exposed beams, feature doors, marble fireplaces). Run as B&B with proven income.

### Main house

Ground = Entrance of 16.09 m2 + storage of 1.5 m2 + return of 16.38 m2 + utility room of 3.19 m2 + scullery of 8.16 m2 + kitchen/living room of 55.53 m2 (dishwasher, washing machine, stone sink, fridge-freezer, microwave, hob, oven) + return of 2.51 m2 + storage of 1.7 m2 + lounge of 28.6 m2 (marble fireplace) + corridor of 5.70 m2 + storage of 2 m2 + utility room of 18.54 m2 (washing machine, dryer) + stockage of 13.61 m2 (double sink).

1st = Return of 4.83 m2 + corridor of 21.69 m2 + bedroom of 18.28 m2 (wardrobe space) + bedroom of 15.75 m2 + bedroom of 18.72 m2 (wardrobe space) + bedroom of 30.50 m2 (marble fireplace) with



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ensuite of 11.50 m<sup>2</sup> (oval bath, WC, double basins) + bathroom of 14.15 m<sup>2</sup> (period roll-top bath, period basin, original tommette tiles) + shower room of 10 m<sup>2</sup> (WC, glass feature shower) + corridor of 4 m<sup>2</sup>.

2nd = Return of 4.45 m<sup>2</sup> + return of 5 m<sup>2</sup> + attic of 150 m<sup>2</sup>.

#### Private apartment

Ground = Entrance of 10.57 m<sup>2</sup> + boiler room of 11.43 m<sup>2</sup> + pantry of 2.93 m<sup>2</sup> + corridor of 16.48 m<sup>2</sup> (door to games room) + bedroom of 34.48 m<sup>2</sup> with ensuite of 6.82 m<sup>2</sup> (bath, shower, WC, marble basin) + wardrobe of 2 m<sup>2</sup>.

1st = Return of 5.77 m<sup>2</sup> + kitchen of 42.43 m<sup>2</sup> (marble sink, double fridge, fireplace, gas range, velux) + lounge of 53.09 m<sup>2</sup> (fireplace, velux) + mezzanine of 14.46 m<sup>2</sup> (timber floors, velux) with ensuite of 2 m<sup>2</sup> (shower, WC) + WC of 2.17 m<sup>2</sup> (basin) + storage of 2 m<sup>2</sup> (access to second storey of atelier, currently closed).

Stables (Stone structure over three levels with own access from the front courtyard, to renovate entirely and perfect independent gites)

Ground = Room of 17.50 m<sup>2</sup> (doors to courtyard) + room of 17.50 m<sup>2</sup>.

1st = Room of 16.76 m<sup>2</sup> + room of 22.27 m<sup>2</sup>.

2nd = Room of 30 m<sup>2</sup>.

#### Workshop/games room

Ground = Games room of 153.29 m<sup>2</sup> + storage of 15 m<sup>2</sup> + room of 263 m<sup>2</sup> + garage of 58.06 m<sup>2</sup> (double door access to street including wicket door, exposed beams, spiral staircase to 1st floor).

1st = Living space of 184.06 m<sup>2</sup> (original rampart walls, access to private apartment, currently closed).

Outside = Lovely private irrigated mediterranean garden of 265 m<sup>2</sup> with mature plants, flowers and trees (fully lit at night) + shaded dining terrace under plane trees + barbecue area of 60 m<sup>2</sup> + glass fronted barn of 77 m<sup>2</sup> with 8x5m indoor pool (sliding glass doors can be fully shut) + pool house below the front part of the pool with concrete steps down from the garden, provision of a ducted heating and ventilation system + roof terrace of 79 m<sup>2</sup> with plants and great views toward the village church and beyond + external WC of 1.26 m<sup>2</sup> + front courtyard of 40.43 m<sup>2</sup>.

Sundry = Proven revenue + contents negotiable + double glazing + reversible air conditioning + stone walls 60 cm + smoke alarm + connected to mains sewer and water + irrigation + annual property tax of about 3000 € + original tiles + parquet floors + fuel central heating + off street parking + not in flood zone + new roof + original marble fireplaces + own website and social media + gites potential + architect plans for development available.

Price = 935.000 €

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](http://georisques.gouv.fr)



Property Id : 29404  
Property Size: 450 m2  
Property Lot Size: 300 m2  
Bedrooms: 7  
Bathrooms: 5  
Reference: ON1094500E

## Other Features

Immediately Habitable  
Latest properties  
Outside space  
Private parking/Garage  
Rental Potential  
Swimming Pool  
With Land/Garden

## Commun

Chambres: 7  
Salle de bains: 5

## Building details

Parking: Oui  
Number of Garages: 1  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/KNJG-T2260/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KNJG-T2260/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10765-on1094500e



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