



## Impressive Stone Property, Courtyard With Small Pool And Terraces



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 724,390.51

### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Cazouls-les-Beziers
Indicatif régional:	34370
Soumis:	28/07/2023

### Description:

**REDUCED in price** - Stunning and impressive stone property with 400 m2 of living space including 3 en suite bedrooms, several lounges and leisure rooms and offering the possibility to create an independent apartment / small house. Sumptuous work done by traditional artisans and high quality materials. Some of the wood work was done by the artisan who renovated the Orient-Express Wagons, some doors and accessories come from the famous Savoy hotel in London, wooden corbels from a wine domain, cobblestone floor tiles from Italy and interior finitions from LASSCO.

A pretty 19th Century fountain in the courtyard has been converted into a small pool. The whole of the outdoor space is about 50 m2. Home sold partially furnished.

- Location: Small town on the Canal du Midi with all shops and restaurants, 25 minutes from Beziers, 25 minutes from Narbonne, 25 minutes from the beach.

- Ground floor: Entrance hall of 12 m2, side room of 13 m2 with handbasins and 2 independent washbasins, living room of 60 m2 leading to the courtyard and fountain, superb fireplace, dining room of 36 m2, equipped kitchen of 21 m2 with independent entrance, pantry/laundry room of 10 m2, storage



---

area of 9 m2, garage/workshop for a small car (18 m2).

- 1st floor: Part of the house that could be independent with the kitchen including an en suite bedroom of 26 m2 with dressing and shower room of 9 m2 (italian walk-shower, washbasin and WC), TV or reading lounge of 30 m2, conference/leisure room of 42 m2, en suite bedroom of 15 m2 with shower room of 9 m2 (italian walk-shower, washbasin and WC).
- 2nd floor: Hall of 8 m2, mezzanine/office of 18 m2, en suite bedroom of 45 m2 with shower room of 10.5 m2 (Italian walk-in shower, washbasin and WC).
- Exterior: Courtyard of 30 m2 with fountain of the XIXth century converted into a small basin/pool, 2 solarium terraces of 10 m2 and 5 m2, small courtyard of 6 m2.
- Extras: Oil central heating, annual land tax of 1500 Euro, superb renovation, home sold with some furniture and possibility to negotiate some others, solar pannels for hot water on top of the boiler system, well for water of the fountain and for some of the WC of the house, 2 reversible air conditioning.

Exquisite Property.

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: 3

Bathrooms: 4

Courtyard

Immediately Habitable

Latest properties

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-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 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 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 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)

## Commun

Chambres:	3
Salle de bains:	4
Dimesions du lot:	30 m <sup>2</sup>

## Utility details

Heating:	Oui
----------	-----

## Building details

Outdoor Amenities:	Pool
--------------------	------



---

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.697.354

