



## Manor House With Flexible Accommodation with Huge Garage



### Information de l'agent

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Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 403,513.81

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Caux
Indicatif régional:	34120
Soumis:	23/09/2024

#### Description:

**REDUCED** in price - Unique stone maison de Maitre offering on the 1st floor a habitable 80 m2 flat with 2 bedrooms and a superb 60 m2 terrace plus an independent 20 m2 suite on the same landing and on the 2nd floor the same surface area available for complete renovation. All served by an exceptionally beautiful staircase that is rare in the region.

- Location: Village with all shops, cafes and restaurants, school and college, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the beaches.

- Ground floor: Entrance hall of 35 m2, garage of 90 m2, former stable of 20 m2 with well, cellar of 48 m2 with wine vats converted into water vats (24000 litres).

- 1st floor: Landing of 3 m2, independent suite of 20 m2 with shower room (shower, washbasin, WC), flat comprising an entrance hall of 2 m2, lounge/dining room/equipped kitchen of 40 m2 (base and wall units, hob, sink, hood, fridge, dishwasher, electric oven) with access to a terrace of 60 m2, 2 bedrooms of 12 m2 and 19 m2, shower room of 3.6 m2 (shower, washbasin), WC.



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- 2nd floor: Old flat to be completely renovated with 6 rooms of 22.4 m<sup>2</sup>, 12.9 m<sup>2</sup>, 8 m<sup>2</sup>, 7.8 m<sup>2</sup>, 14.3 m<sup>2</sup> and 12 m<sup>2</sup>, shower room, WC.

- Outside: Terrace with summer kitchen and barbecue/plancha area of 60 m<sup>2</sup>, possibility of purchasing in addition a landscaped leisure area (electricity and dry WC) of 9000 m<sup>2</sup> with splendid views.

- Miscellaneous: Electric heating, land tax of approximately 1,500 Euro, superb stone facade, solar panels for self-consumption (with batteries).

Beautiful and unique character house, great 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

Property Size: 200 m<sup>2</sup>

Property Lot Size: 230 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Renovation required

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, 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 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).

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:	2
Dimesions du lot:	230 m <sup>2</sup>

### **Utility details**

Heating:	Oui
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.085.370
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IMLIX

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