



## Former Vine-Growers House With Garage, Terraces And Courtyard



### Information de l'agent

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Nom:              | David Evans                                                   |
| Nom de compagnie: | Cle France Ltd                                                |
| Pays:             | Royaume-Uni                                                   |
| Expérience since: |                                                               |
| Type de service:  | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
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| 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 382,467.79 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | France     |
| État/Région/Province: | Occitanie  |
| Indicatif régional:   | 34480      |
| Soumis:               | 13/10/2025 |

### Description:

In the heart of the village, in a quiet street, this large winegrower's house has been tastefully converted to offer an atypical charm and a warm atmosphere. It boasts 155 m2 of living space with two beautiful en suite bedrooms, combining comfort and privacy. There's also an independent 50 m2 gite with its own courtyard, perfect for welcoming family and friends or generating rental income. The exteriors are just as attractive, with lovely terraces, one of which offers a view of the hills, ideal for enjoying the peace and quiet and the last rays of sunshine. Finally, a large garage of over 70 m2 completes the property.

- Location: Village with all amenities, nursery and primary schools, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

- Ground floor: 3 m2 entrance hall, 90 m2 garage, 50 m2 gite/studio with 25 m2 courtyard.

- 1st floor: 5 m2 hall, 28 m2 winter lounge with access to 22 m2 summer lounge and access to two terraces of 40 m2 and 12 m2 (spiral staircase), 27.4 m2 fitted kitchen, 3.4 m2 WC with washbasin.

- 2nd floor: 4.6 m2 hall, 24 m2 en suite bedrooms with 4 m2 shower room (shower, basin, WC), 18.5 m2 bedroom with 12.5 m2 bathroom (bath, WC, basin).



- Exterior: Terrace of 40 m2 with access to another terrace of about 12 m2, courtyard on the side of the house about 2.60 m wide (shared courtyard with neighbor, each with a private side).

- Miscellaneous: Wood-burning stove, reversible air conditioning and electric heating, annual property tax of 1400 Euros, possibility of renting the gite for 50 Euros/night, simple and double glazing.

Super pretty home with character.

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: 155 m2

Property Lot Size: 210 m2

Bedrooms: 3

Bathrooms: 3

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-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 Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

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



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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)

## Commun

|                   |                    |
|-------------------|--------------------|
| Chambres:         | 3                  |
| Salle de bains:   | 3                  |
| Dimesions du lot: | 210 m <sup>2</sup> |

## Room details

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

## Utility details

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

## Lease terms

|                 |  |
|-----------------|--|
| Date Available: |  |
|-----------------|--|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.685.416 |
|-----------|-------------|



# IMLIX

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