



## Former Annexe of Chateau, Fully Renovated



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 432,000

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Murviel-les-Beziers
Irányítószám:	34490
Feladta:	2023. 10. 23.
Leírás:	

Detached stone house formerly built as an annex of the old chateau of the village (17th century) and renovated in 2000 and 2018, offering about 340 m2 of living space including 4 large family suites including 4 bathrooms, all rooms facing a lovely south orientated courtyard of 150 m2 with a hot tub. Comfortable all year round with a recent wooden pellet central heating system (2018). Peaceful with character and comfort in the heart of the historical centre of the village.

- Location: Lively village with all shops, bars, restaurants, primary and secondary schools, train station, 15 minutes from Beziers, 15 minutes from the A9 and A 75 motorways and 25 minutes from the coast.

- Ground floor: Equipped kitchen of 32 m2 (hob, extractor, electric oven, sink, dishwasher), dining room of 22 m2, lounge of 28 m2 with access to another courtyard of 13.6 m2 (leading to an independent room of 49 m2 located on top of the lounge).

- 1st floor: En suite bedroom of 32 m2 (bath, shower, 2 washbasins, independent wc), hall, washroom of 7 m2 (shower, washbasin, wc), room/bedroom of 22 m2 with access to a bedroom of 28 m2 with access to a renovated room of 49 m2 (ideal for an art gallery, workshop, gym, music studio etc.) and access to the small courtyard.



- 2nd floor: En suite bedroom of 28 m2 with washroom of 10 m2 (shower, washbasin, wc, storage cupboard), hall, room/bedroom of 16.5 m2 with access to a shower room of 7.5 m2 (shower, washbasin, wc) and access to a bedroom of 23.3 m2.

- Exterior: Courtyard of 150 m2 surrounded by old stone walls that could accept a small plunge pool and with 2 independent accesses, hot tub, beautiful summer kitchen of 11 m2 with stone sink, vine, table grape (muscat), cellar of 41.5 m2 with a laundry area.

- Extras: Pellets central heating (2018) and wood burners, air conditioning in the top bedroom, annual land tax of 2200 Euro, no work to foresee, super charming !

Space, character and comfort.

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: 6

Bathrooms: 4

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

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



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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)

## Gyakori

Hálósobák:	6
Fürdőszobák:	4
Telekméret:	150 nm

## Utility details

Heating:	Yes
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.041.089



# IMLIX

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