



## Former Domaine With Wine-growing Barn and Terraces



### Ügynök információ

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Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 299,000

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Pezenas
Irányítószám:	34120
Feladta:	2024. 02. 26.
Leírás:	

**REDUCED in price** - Embrace a lifestyle change with this set of buildings located in the heart of the village, offering numerous possibilities. Become a winemaker, an artist, or even create your own restaurant. The property consists of a renovated former wine domain 'ramonetage' turned into a 150 m<sup>2</sup> residence, including 3 bedrooms, several outbuildings of 70 m<sup>2</sup> and 45 m<sup>2</sup>, a garage, and a 250 m<sup>2</sup> winemaking cellar with its original wine tanks (1931).

- Location: Village with all shops and restaurants, supermarkets, public pool, sport centres, schools and secondary schools, 10 minutes from Pezenas, 20 from Beziers and from the beach.

- Ground floor: Semi covered garage of 45 m<sup>2</sup> and 70 m<sup>2</sup>, garage of 43 m<sup>2</sup>.

- 1st floor: Entrance through a terrace of 14.4 m<sup>2</sup> with access to an upper terrace of 11.5 m<sup>2</sup> with barbecue, entrance hall of 18.4 m<sup>2</sup>, kitchen/dining room of 21.7 m<sup>2</sup>, lounge/living room of 29 m<sup>2</sup>, WC with handbasin.

- 2nd floor: Hall of 18 m<sup>2</sup>, 3 bedrooms of 17.2 m<sup>2</sup>, 19 m<sup>2</sup> and 15.5 m<sup>2</sup>, bathroom of 10.3 m<sup>2</sup> (2 washbasins, Italian walk-in shower, WC, built-in wardrobe, washing machine connexion).



- Exterior: 2 semi covered garages of 45 m2 and 70 m2 one with independent access to the side street, wine barn of 250 m2 divided into 2 parts of about 100 m2 and 150 m2 with original wine tanks (1931), garden area of about 500 m2, paved courtyard of about 200 m2, upper terrace of 11.5 m2 with barbecue with access to a garden area (possibility to dig and install an infinity pool ! ) .

- Extras: Annual land tax of 1374 Euro, electric heating, double glazed windows, roof in very good condition.

Lot of possibilities.

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: 150 m2

Property Lot Size: 980 m2

Bedrooms: 3

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

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



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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).

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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)

Állapot:

Good

## Gyakori

Hálósobák:

3

Fürdőszobák:

1

Telekméret:

980 nm

## Utility details

Heating:

Yes

## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX5.512.339



# IMLIX

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