



## Former Presbytery With 145 M2 Of Living Space Offering 4 Bedrooms And A Private Terrace. Unique



### Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 264,000

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Fouzilhon
Irányítószám:	34480
Feladta:	2025. 11. 28.
Leírás:	

Delightful village with all amenities, located 5 minutes from Roujan (a lively village with all shops), 15 minutes from Pezenas (a charming medieval town) and 30 minutes from the beaches !

Former presbytery dating from the 15th century, with its own dovecote ! This beautiful stone-built residence offers 145 m2 and includes 3 to 4 bedrooms (including a superb master suite with its own shower room and walk-in closet), 2 bathrooms in total, a spacious living area of nearly 40m2 with a private terrace, as well as large vaulted cellars full of character and history ! Unique ! A property steeped in history ! Perfect for lovers of stonework and authenticity ! Located right in the heart of a charming village with all shops and amenities !

Basement = 2 large vaulted cellars of almost 60 m2 each.

Ground = 6 m2 entrance hall with a stunning period stone staircase + large 42.76 m2 master suite including a 25.20 m2 bedroom with beautiful exposed stone walls, a 5.85 m2 en-suite shower room (Italian shower, WC, double-sink vanity) and an 11.71 m2 walk-in closet + 17.66 m2 bedroom + 18 m2 lounge (or bedroom) with original stone sink and pellet stove.



1st = 5.18 m2 landing hall + large 4 m2 storage cupboard + spacious living area (with a beautiful 4m high ceiling) of nearly 40 m2 including a cosy lounge with wood stove and an open-plan dining room/kitchen (lower units, central island, electric oven, electric hob, hood, dishwasher) with access to the terrace via sliding glass doors + charming terrace of about 15 m2 with no overlooking + 7.10 m2 bathroom (bathtub, WC, sink).

2nd = 7 m2 bedroom in the former dovecote.

Miscellaneous = Double glazing throughout + wooden shutters + reversible air conditioning + oil-fired central heating + wood stove and pellet stove + roof in good condition + original stone and wooden floors + connected to mains drainage + no work required + annual property tax of 1350 Euros estimated amount of annual energy consumption for standard use: between 2020 Euros and 2810 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions).

Price = 264.000 Euros (Full of charm !)

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. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](https://georisques.gouv.fr)

Property Id : 77913  
Property Size: 145 m2  
Bedrooms: 4  
Bathrooms: 2  
Reference: PFM264000E

## Other Features

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

Állapot: Good

## Gyakori

Hálósobák: 4  
Fürdőszobák: 2  
Kész négyzetméter: 145 nm

## Utility details

Heating: Yes



# IMLIX

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<https://www.imlix.com/hu/>

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.984.479

