



Former Presbytery with Private Terrace



Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 302,852.9

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Fouzilhon
Irányítószám:	34480
Feladta:	2025. 12. 16.
Leírás:	

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.

- Location: 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.

- Basement floor: 2 large vaulted cellars of almost 60 m2 each.



- Ground floor: 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 floor: 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 floor: 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).

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.

Other Features

Property Size: 145 m²

Bedrooms: 4

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

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, 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 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.

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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

Gyakori

Hálósobák:	4
Füüdösobák:	2
Telekméret:	25 nm

Utility details

Heating:	Yes
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Lease terms

Date Available:



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Contact information

IMLIX ID:

IX8.016.653

