



## Former Farm/wine Making Property Offering 2 Accomodations Of 560 M2 And 100 M2 On 3.5 Hectares.



### Informazioni sull'Agente

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Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,517,714.96

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	34290
Pubblicato:	20/02/2023
Descrizione:	

5 minutes from the lively and touristic medieval town of Pezenas, 25 minutes from Beziers, 25 minutes from the coast, with all shops and restaurants.

An invitation to various projects (events organisation, riding school, restaurant etc:) with this former farm/wine making property offering 2 accomodations of 560 m2 and 100 m2 (guardian lodge) on about 3.5 ha of land. The main house was renovated with quality, the rooms are all ultra spacious. Nice garden area with pool, a lovely interior courtyard leading to 2 stone wine caves. Possibility of market gardening on the attached lands!

#### Main home

Ground = Entrance hall of 45 m2 + vaulted lounge of 70 m2 leading to the interior courtyard of 121 m2 (with access to the wine barns) + equipped kitchen of 32 m2 (upper and lower units, electric oven, hob, extractor, sink, fridge and dishwasher) and access to the front garden + WC and cloakroom of 8 m2.

1st = Large lounge of 69.5 m2 with access to the back garden/pool + en suite bedroom of 41 m2 with bathroom of 25 m2 (hydro jet bath, 2 washbasins, shower, bidet and WC) + en suite bedroom of 30 m2



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with bathroom of 6.6 m2 (bath, washbasin and WC) + hall of 6.5 m2 + en suite bedroom of 31 m2 with washroom of 9 m2 (italian walk-in shower, washbasin and WC).

2nd = Mezzanine of 12 m2 + another mezzanine of 16.8 m2 with access to an en suite bedroom of 29 m2 with bathroom of 7.4 m2 (bath, WC and 2 washbasins) + en suite bedroom of 31 m2 with washroom of 9 m2 (italian walk-in shower, WC and washbasin).

Guardian house

Independent home of 100 m2 of living space with 2 bedrooms and 2 gardens

Exterior = 2 stone barns of 280 m2 each + 2 attached large plots (about 3 hectares) watered with Bas Rhone + pool (12x6m, chlorine) with sliding hard cover.

Extras = Oil central heating + reversible air conditioning in the bedrooms + home in excellent condition + annual land tax of 3800 € + ideal location for a good visibility + borehole + well + 3 septic tanks + 2 electric meters + town electricity.

Price = 1.299.000 € (Beautiful property)

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](http://georisques.gouv.fr)

Property Id : 56162

Property Size: 660 m2

Property Lot Size: 35,000 m2

Bedrooms: 7

Bathrooms: 5

Reference: TA1590000E

## Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

With Land/Garden

Condizione: Excellent

## Comune

Camere da letto: 7

Bagni: 5



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## Utility details

Heating: Si

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.695.523

