



## Unique Bourgeoise House With Pool



### Informazioni sull'Agente

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

Proprietà per:	Saldi
Prezzo:	EUR 485,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Pailhes
Cap:	34490
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### Descrizione:

**REDUCED in price** - Former property of a wine merchant including a large bourgeoise home of 270 m2 living space (1919, 7 bedrooms and 3 bathrooms) and its guest gite / gardian home of 82 m2 (2 bedrooms and one bathroom), on a 595 m2 plot with annexes and pool, well south facing orientated. An absolute must see.

- Location: Nice village with all grocery/news agent, restaurant, school, bar, 15 minutes from Beziers, (airport) and 20 minutes from the coast.

### MAIN RESIDENCE:

- Ground floor: Entrance hall of 20 m2, lounge of 18 m2, living room/kitchen of 33 m2 with access to a utility room of 8.5 m2 and workshop, WC with handbasin, office of 13.5 m2.

- 1st floor: Hall of 6.5 m2, 4 bedrooms of 16.6 m2, 18 m2, 16.5 m2 and 16 m2, bathroom of 6.4 m2 (bath, wasbasin and wc).

- 2nd floor: Hall of 7.8 m2, 3 bedrooms of 16.5 m2, 18 m2 and 18 m2 en suite with bathroom of 5.8 m2



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(free standing bath, washbasin and WC), shower room of 4 m2 (shower, washbasin and WC).

## GUEST GITE

- Ground floor: Living room/kitchen of 30 m2, lounge of 28 m2.
- 1st floor: Hall of 5 m2, bedroom of 18 m2, bedroom of 19 m2 with sleeping mezzanine, bathroom of 10 m2 (italian walk-in shower, wc and washbasin).
- Exterior: Plot of 595 m2, salty secured pool with winter/summer protecting covers, automated water sprinkling system, one parking space inside the property, a stone shed of 25 m2 with a former barbecue.
- Extras: 2 rooms with reversible air conditioning, the house would need a more powerful heating system, simple glazing, annual land tax of 2373 €, roof done in 2009.

Superb and unique.

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: 9  
Bathrooms: 4  
Courtyard  
Immediately Habitable  
Latest properties  
Near the coast  
Outside space  
Prestige  
Private parking/Garage  
Renovation required  
Rental Potential  
Swimming Pool  
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



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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 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)

## Comune

Camere da letto:	9
Bagni:	4
Dimensione del lotto:	595 mq

## Utility details

Heating:	Si
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## Building details

Outdoor Amenities:	Pool
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# IMLIX

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

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX4.696.869

