



## Beautiful And Spacious Former Vine-Growing Property



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 528,919.1

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Laurens
Postcode:	34480
Geplaatst:	26-02-2024

### Omschrijving:

**REDUCED** in price - Beautiful and spacious character home (former wine-growing property dating from the middle of 19th century) with 243 m2 of living space including 5 bedrooms and 3 washrooms, on a 1064 m2 plot. Located in peaceful environment, with lovely views from the terrace. A real sun and light trap with a garden that can receive a pool.

- Location: Lovely hamlet (no shop) just 5 minutes from Autignac and Laurens (villages with all shops and restaurants), 25 minutes from Beziers and 30 minutes from the coast.

- Ground floor: Porch of 23 m2, garage of 23 m2, laundry of 21 m2, former laundry of 12 m2, 3 cellars of 34 m2, 13 m2 and 14 m2, former winegrowers' kitchen of 27 m2.

- 1st floor: Entrance hall of 30 m2, lounge of 21 m2 with access to an office/bedroom of 12 m2 with dressing room of 3 m2, dining room of 21 m2, equipped kitchen of 13 m2 (upper and lower units, hob, extractor fan, oven, sink), 2 bedrooms of 12 m2 and 8 m2, bathroom of 4 m2 (bath, WC, washbasin), WC, staircase, side part (that could be fully independent) including an office of 21 m2 with access to bedroom of 14 m2 and WC with handbasin plus former washroom of 4 m2 (bath, WC, washbasin) located between ground and 1st.



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- 2nd floor: Lounge or bedroom of 38 m<sup>2</sup> with access to a shower room of 4 m<sup>2</sup> (shower, WC, washbasin) and to bedroom of 34 m<sup>2</sup>.

- Exterior: Terrace of about 12 m<sup>2</sup>, parking space, beautiful back and front gardens that could receive a pool, nice shady areas.

- Sundry: Reversible air conditioning, estimated amount of annual energy consumption for standard use: between 2380 Euro and 3260 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), annual land tax of 1120 Euro, roof in very good condition (2008), quote for a new facade (all the house) of 60.000 Euro.

Beautiful and authentic family home.

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: 243 m<sup>2</sup>

Property Lot Size: 1,064 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

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, Ariège, 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.



Herauld 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)

Conditie: Good

### **Algemeen**

Slaapkamers: 5  
Badkamers: 3  
Lot Afmeting: 1064 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.512.343



IMLIX

IMLIX Vastgoedmarkt  
<https://www.imlix.com/nl/>

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