



## Winegrower's Property With Stone Outbuilding And Swimming Pool



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 565,536.74

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Murviel-les-Beziers
Postcode:	34490
Geplaatst:	08-07-2025
Omschrijving:	

Situated on a 488 m2 plot in the heart of the village, this vast property offers excellent potential. It comprises a main house with 188 m2 of living space, opening onto a pleasant courtyard with heated swimming pool, as well as a superb stone outbuilding of around 150 m2. The property could be converted into an artist's studio, a wellness area or even a gite adjoining the main house (not independent). An atypical property with generous volumes, perfect for a living or hospitality project.

- Location: Nice village with all shops, cafes, restaurants, primary and secondary schools, train station, 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways and 25 minutes from the beaches.
- Ground floor: 12 m2 entrance hall, 42 m2 lounge/living room opening onto 7 m2 kitchen (wall and floor units, oven, hob, extractor, dishwasher, fridge/freezer), WC, 38 m2 garage.
- 1st floor: Hall of 12 m2, 2 bedrooms of 18.5 m2 and 12 m2, shower room of 3.5 m2 (shower, basin), WC, bedroom of 18 m2 en suite with shower room of 5 m2 (Italian shower, basin), dressing room of 5 m2, hall of 6.3 m2 with access to a veranda of about 10 m2 with access to a study of 13 m2 and a bedroom of 11 m2.



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- 2nd floor: 80 m2 attic.

- Exterior: Courtyard of about 150 m2 with heated swimming pool (7x5m, salt), 12 m2 summer kitchen (wall and floor units, dishwasher, gas hob, sink), 9 m2 outdoor shower room with utility room (shower, WC), boiler room, shed adjoining the courtyard but not independent, about 148 m2 on the ground (possibility of 2 levels, new roof with photovoltaic panels).

- Miscellaneous: Central heating with heat pump, self-consumption photovoltaic panel (heating/pool/hot water), house in excellent condition, estimated amount of annual energy consumption for standard use: between 1770 Euros and 2450 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), 2645 Euros property tax.

Beautiful property with potential.

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: 188 m2

Property Lot Size: 488 m2

Bedrooms: 4

Bathrooms: 2

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

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 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).

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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.

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)

## Algemeen

Slaapkamers:	4
Badkamers:	2
Lot Afmeting:	488 m <sup>2</sup>

## Utility details

Heating:	Ja
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:



# IMLIX

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## Contact information

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