



## Elegant Winegrower's House With 370 M2 Of Living Space On 1548 M2 Of Land With Swimming Pool And Views.



### Agent Info

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Naam:             | Freddy Rueda                                                                |
| Bedrijfsnaam:     | Freddy Rueda Sarl                                                           |
| Mistlampen:       | France                                                                      |
| Experience since: |                                                                             |
| Service Type:     | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
| Telefoon:         | +33 (467) 363-428                                                           |
| Languages:        | English, French                                                             |
| Website:          | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Advertentie details

|                |               |
|----------------|---------------|
| Vastgoed voor: | Koop          |
| Prijs:         | USD 814,674.4 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Occitanie  |
| Plaats:                     | Roujan     |
| Postcode:                   | 34320      |
| Geplaatst:                  | 17-10-2025 |
| Omschrijving:               |            |

Village with all amenities and schools, 5 minutes from Magalas and Roujan, 15 minutes from Pezenas, 25 minutes from Beziers and 40 minutes from the beaches.

Exceptional winegrower's house, set on 1548 m2 of landscaped grounds with swimming pool and unobstructed views over the vineyards. Offering 370 m2 of living space, this property comprises six bedrooms and four shower rooms, as well as a large 135 m2 garage. Its authentic charm (cement tiles, marble fireplace, Art Deco ironwork, :) blends perfectly with modern comforts, including central heating (heat pump) and beautiful, light-filled rooms. A rare property, full of character and elegance. A must see !

Ground = 10.4 m2 entrance hall + 27 m2 room/workshop + 135 m2 garage.

1st = Hall 27 m2 + living room 65 m2 with access to the terrace + fitted kitchen/dining room 42 m2 (wall and base units, american style, 2 hotplates, extractor hood, dishwasher) with access to the garden + bedroom 21.6 m2 with en-suite bathroom, 8 m2 shower room (walk-in shower, basin, WC) + WC with



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washbasin.

2nd = 28.6 m<sup>2</sup> hall + 18 m<sup>2</sup> en suite bedroom with an 8.9 m<sup>2</sup> shower room (shower, washbasin) + 20 m<sup>2</sup> bedroom + 2 bedrooms measuring 18 m<sup>2</sup> and 24.2 m<sup>2</sup> sharing the same 8.5 m<sup>2</sup> bathroom (bathtub, washbasin) and 2.4 m<sup>2</sup> walk-in wardrobe + WC with washbasin and walk-in wardrobe + 13 m<sup>2</sup> office area + 18 m<sup>2</sup> bedroom.

Outside = Beautiful terrace with wisteria and access to the garden/pool + courtyard behind the house and annex for boiler room/laundry room + garden with pool + pool (10x5m, salt, safety cover).

Miscellaneous = Annual property tax of 2999 Euros + estimated amount of annual energy consumption for standard use: between 3360 Euros and 4600 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + no work required + central heating with heat pump + double glazing + village centre + water softener + water recovery system.

Price = 699.900 Euros (A must see for lovers of charm and character !)

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 Geo-risks website: [georisques.gouv.fr](https://georisques.gouv.fr)

Property Id : 75872

Property Size: 370 m<sup>2</sup>

Property Lot Size: 1,548 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 4

Reference: GR699900E

## Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Algemeen

Slaapkamers: 6

Badkamers: 4

Afgewerkte vierkante meter: 370 m<sup>2</sup>



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Lot Afmeting: 1548 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Ja

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.713.566

