



Stunning Converted Wine Barn With 2 Hectares and a Hangar



Agent Info

Name:	David Evans
Company	Cle France Ltd
Name:	
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1440) 820-358
Languages:	English, French
Website:	https://clefrance.co.uk

Listing details

Property for:	Sale
Price:	EUR 550,000

Location

Country:	France
State/Region/Province:	Occitanie
City:	Puissalicon
ZIP code:	34480
Posted:	Jul 28, 2023

Description:

In the countryside, a stunning and unusual converted wine barn, in stone, with 164 m2 of living space offering beautiful well-equipped kitchen with dining area and lounge, 3 large bedrooms, 2 bathrooms, large summer kitchen and utility room, on a plot of 8000 m2 with swimming pool and hangar of 125 m2 (ideal for professional activity, or which could also be converted into additional living space). Rare.

- Location: Village north of Beziers with all shops and cafes, near Cessenon, river at 5 minutes, located about 30 minutes from the coast, and 15 minutes from the highway, 20 minutes from Beziers airport.

- Ground floor: Entrance into spacious and bright open-plan living area of 50 m2, boasting a bespoke, beautiful high quality kitchen including a pizza oven, parental suite of 22 m2 (shower and sinks) with sliding doors to the patio, fully equipped summer kitchen and utility room of 20 m2 with interior access to the hangar of 125 m2, separate wc.

- 1st floor: Large bedroom of 20 m2 (shower and sink), large bedroom of 20 m2, landing, separate wc, attic space of 20 m2 already plumbed for converting into a bedroom or a games room.

- Outside: Fenced and gated agricultural plot of 8000 m2 with a young field of truffle oaks, very inviting



pool constructed with pierre de Bali, pool house of 12 m2.

- Miscellaneous: Double glazing throughout, electric shutters, reversible air conditioning, wood-burning central heating, easily accessible location, property tax of 877 Euro, some cosmetic finishings to foresee, septic tank, l'eau du Bas Rhone (with filtration system for house hold use), planted plot with irrigation system.

Rare, just minutes from all shops.

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: 3

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

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.

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

Common

Bedrooms:	3
Bathrooms:	2
Lot Size:	8000 sq m

Utility details

Heating:	Yes
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX4.697.403
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