



## Superb Traditional Mansion With 300 M2 Of Living Space, Garage, Courtyard And Terrace.



### Agent Info

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

### Listing details

Property for:	Sale
Price:	EUR 1,785,000

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Pezenas
ZIP code:	34120
Posted:	Oct 25, 2023

### Description:

Lively small town with bars, restaurants, primary and secondary schools, 20 minutes from Beziers, 20 minutes from the coast.

Superb traditional mansion in the heart of the town in a very quiet street, offering a total surface of about 600 m2 of which about 300 m2 of living space with en suite luxury B&B rooms, a beautiful courtyard, a magnificent vaulted wine tasting cellar and some charming roof terraces. It is an historic property, with an elegant architecture, a unique property sought after for its beauty and central location.

Basement = Wine tasting vaulted cellar of about 35 m2.

Ground = Entrance hall + courtyard of about 20 m2 + en suite bedroom 0 of 13.6 m2 with washroom of 3 m2 (shower, basin, WC) + en suite bedroom 1 of 24 m2 with washroom of 3 m2 (shower, basin, WC) + garage/workshop of 40 m2.

1st = Hall of 4 m2 + lounge of 60 m2 + dining room (and breakfast) of 35 m2 + equipped kitchen of 22 m2 with access to a studio in the basement + en suite bedroom 2 of 22 m2 with washroom of 4.2 m2



---

(bath, washbasin, WC).

2nd = Hall of 4 m<sup>2</sup> + large en suite bedroom 3 with a lounge of 20.2 m<sup>2</sup> and a bedroom of 13.2 m<sup>2</sup> en suite with a bathroom of 5.3 m<sup>2</sup> (bath, washbasin, WC) + en suite bedroom 4 of 22 m<sup>2</sup> with washroom of 4 m<sup>2</sup> (shower, washbasin, WC) and dressing room + terrace of 35 m<sup>2</sup> with access to a private courtyard of 17 m<sup>2</sup> and en suite bedroom 5 of 23.7 m<sup>2</sup> with bathroom of 8 m<sup>2</sup> (balneo bath, washbasin, WC).

Extras = Town gas central heating + reversible air conditioning in 4 bedrooms + estimated amount of annual energy consumption for standard use: 2986 Euros per year (including subscriptions) + annual land tax of 4351 Euros + occupation rate of 99 % in full season + in the center of town in a quiet street + parking in front of the house.

Price = 1.785.000 Euros (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. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 66877  
Property Size: 300 m<sup>2</sup>  
Property Lot Size: 236 m<sup>2</sup>  
Bedrooms: 7  
Bathrooms: 6  
Reference: PRB1995000E

## Other Features

Courtyard  
Immediately Habitable  
Outside space  
Prestige  
Rental Potential

## Common

Bedrooms:	7
Bathrooms:	6

## Utility details

Heating:	Yes
----------	-----

## Lease terms

Date Available:



IMLIX

IMLIX Real Estate Marketplace  
<https://www.imlix.com/>

---

### Contact information

IMLIX ID:

IX5.062.877

