



## Former Stone Wine Storehouse With 300 M2 Of Floor Space And 50 M2 Garden. Great Opportunity.



### Agent Info

Name: Freddy Rueda  
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Specialties:  
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### Listing details

Property for: Sale  
Price: USD 151,177.88

### Location

Country: France  
State/Region/Province: Occitanie  
ZIP code: 34480  
Posted: Mar 13, 2025

### Description:

Nice village with all amenities, grocery store, cafe/restaurant, post office, 20 minutes from Beziers and 30 minutes from the beaches.

In the heart of a winegrowing village, this 300 m2 former stone wine storehouse is waiting to be restored to its former glory. With its authentic character, solid walls and soul of yesteryear, this building offers an ideal base for a renovation project full of character. Its beautiful stonework and generous volumes allow you to imagine a warm and unique interior, combining the charm of the past with modern comforts. Outside, a small 50 m2 garden completes this property, offering a pleasant space to enjoy the fine weather. Whether you're a lover of stone or looking for an exciting project, this is a rare opportunity for you!

Miscellaneous = Water and electricity installed + mains drainage planned + beams and rafters in good condition + some tiles to be replaced + old wine vats + not subject to energy performance diagnostics.

Price = 129.600 Euros (Super potential)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at



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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 : 65657

Property Size: 300 m2

Property Lot Size: 354 m2

Reference: AS129600E

## Other Features

Renovation required

With Land/Garden

Condition:

Good

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX6.742.184

