



Former Water Mill with Huge Potential, With Annexes



Информация об агенте

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| Experience since: | |
| Тип услуг: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
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Детали объявления

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| Недвижимость: | На продажу |
| Цена: | EUR 365,000 |

Местоположение

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| Страна: | Франция |
| Область: | Occitanie |
| Город: | Пезенас |
| Почтовый индекс: | 34120 |
| Добавлено: | 28.07.2023 |
| Описание: | |

REDUCED in price - Former water mill dating from the 13th century with a living space of 287 m2 offering 7 bedrooms, a shower room, several lounges, living rooms, the all on a 2315 m2 plot on the river bank, in the heart of nature but at walking distance to the village centre. Plus a stone barn that can be converted, offering 100 m2 ground surface (possibility to make an upper floor) and some cellars of about 80 m2 including the mill room.

A place full of history that's just waiting to be renovated with love and care.

- Great potential with work to foresee.

- Location: Village with all shops located at 5 minutes from Roujan, 10 minutes from Magalas and 15 minutes from Pezenas.

- Basement: Cellars about 80 m2 including the mill room.

- Ground floor: Hall of 2 m2 (cupboard).



- 1st floor: Hall of 3.80 m2, vast room with a large old fireplace (this room was used by the lords to share the meals), ideal to create a summer kitchen with access to the back garden, laundry area of 10 m2, WC of 1 m2, lounge of 24.41 m2 (fireplace and big windows on front garden), living room of 18.97 m2, room of 12 m2, bathroom of 4.92 m2 (bath, sink), access laundry room.

- 1/2 floor: Hall of 2.73 m2.

- 2nd floor: Hall of 3.84 m2, large room of 32 m2 (possibility of 2 bedrooms), WC of 1 m2, kitchen of 20 m2 (sink, balcony and fireplace), hall de 4.19 m2, bedroom of 17.96 m2, bedroom of 15.57 m2, room of 10 m2 with WC (possibility to create a large master bedroom).

- 1/2 floor: Hall of 2.73 m2.

- 3rd floor: Hall of 3.31 m2, bedroom of 10.72 m2 (beautiful old tiling floor), bedroom of 25.25 m2, bedroom of 24.65 m2.

- 1/2 floor: Hall of 3.08 m2.

- 4th floor: Hall of 2 m2, access to attic.

Annexe: Stone barn on the side of house that could be converted offering 100 m2 ground surface with possibility for an upper floor.

Exterior: Land of 2315 m2 on the river bank, in the heart of nature but at walking distance to the village centre, constructible part in front of the house (perfect to receive a pool), house facing south-east.

Extras: Main sewage, roof in good condition, all the rest needs some work (electricity, plumbing, interior renovations:), work estimate around 200 000 Euro, estimated amount of annual energy consumption for standard use: between 6270 Euro and 8520 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), in a flood zone (but never had any problems notified), constructible part perfect to receive a pool, heating fireplace, annual land tax of 650 Euro.

Great project - Right in the nature and walking distance to the village.

Ideal location.

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: 7

Bathrooms: 1

Latest properties

Private parking/Garage



Renovation required
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



Общие

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| Спальни: | 7 |
| Ванные комнаты: | 1 |
| Площадь участка: | 2315 кв м |

Utility details

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| Heating: | да |
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Lease terms

Date Available:

Contact information

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| IMLIX ID: | IX4.697.435 |
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