

## Impressive 18th Century Mansion House



### Emlakçı Bilgisi

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Hizmet tipi:	Selling a Property
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### İlan Detayları

Için mülk:	Satılık
Fiyat:	USD 774,049.04

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Poilhes
Posta kodu:	34310
Yayınlandı:	16.12.2025

#### Açıklama:

An impressive 18th-century mansion, remarkable for its generous proportions and magnificent period features. Offering more than 400m<sup>2</sup> of living space, this property comprises several reception rooms, dining areas, 6 kitchens, 8 bedrooms, 6 bathrooms, dressing rooms and a splendid loft with beautiful ceiling height, providing multiple layout possibilities. A veranda/patio and a courtyard of approximately 80m<sup>2</sup> (with the possibility to park a vehicle) complete this exceptional home. Ideal for a bed and breakfast or conversion into separate apartments. A rare find, full of character and offering immense potential, located right in the heart of the village.

- Location: A charming village with all amenities, located just 5 minutes from Colombiers, 25 minutes from Narbonne and only 20 minutes from the Mediterranean beaches.

- Ground floor: Large entrance hall of 11.28 m<sup>2</sup> featuring a magnificent original stone staircase, corridor of 7 m<sup>2</sup>, bathroom of 7.17 m<sup>2</sup> (double vanity unit, bathtub), WC of 1.91m<sup>2</sup> with hand basin, bedroom of 16.68 m<sup>2</sup> (period marble fireplace), living room of 26.58 m<sup>2</sup> (French doors opening onto patio), office area of 11 m<sup>2</sup>, lounge of 33.71 m<sup>2</sup> (marble fireplaces), kitchen of 17.24 m<sup>2</sup> (worktop, electric oven, hob, extractor fan, dishwasher, sink) with French doors leading to the exterior, utility room of 20 m<sup>2</sup>, hallway of 6.46 m<sup>2</sup> with independent access, WC/hand basin of 5 m<sup>2</sup>, patio of 20.49 m<sup>2</sup> with French doors opening onto the outside, courtyard of approximately 80 m<sup>2</sup> (former pool located beneath the terrace,

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which could be reinstated if desired).

- 1st floor: Hall of 4.18 m<sup>2</sup>, bedroom of 17.84 m<sup>2</sup>, kitchenette of 4 m<sup>2</sup> (sink, electric hob), shower room of 5 m<sup>2</sup> (washbasin unit, WC, shower), large landing of 15 m<sup>2</sup>, bedroom of 14.61 m<sup>2</sup> with balcony, dressing room of 8 m<sup>2</sup>, bathroom of 11 m<sup>2</sup> (WC, washbasin unit, bathtub), spacious corridor of 6.10 m<sup>2</sup>, bedroom of 12.88 m<sup>2</sup>, loft area of 40 m<sup>2</sup> with superb ceiling height and open-plan kitchen (large bar/central island with sink and cupboards), bedroom of 21.80 m<sup>2</sup> with en-suite shower room (shower, WC, washbasin) and a kitchenette (sink, electric hob), additional bedroom or dressing room of 10 m<sup>2</sup>.
- 2nd floor: Hall of 4.41 m<sup>2</sup>, lounge of 17.59 m<sup>2</sup> (balcony and fireplace), bedroom of 7.47 m<sup>2</sup>, kitchenette of 4m<sup>2</sup> (sink, electric hob), shower room of 5.65 m<sup>2</sup> (shower, vanity unit, WC), living room with open-plan kitchen of 16 m<sup>2</sup> (sink, electric hob, balcony), WC of 1 m<sup>2</sup>, bedroom of 8 m<sup>2</sup>, shower room of 4.50 m<sup>2</sup> (vanity unit, shower).
- Exterior: An 80m<sup>2</sup> courtyard with former swimming pool beneath the terrace, which could be restored if desired, as well as a private parking space.
- Additional: Original architectural elements (marble fireplaces, stone staircase, cement tiles, terracotta floor tiles), electric heating, reversible air conditioning, PVC double glazing, wooden shutters, ceiling height over 3 metres, roof in good condition, some finishing touches needed in the loft, estimated amount of annual energy consumption for standard use: between 6328 Euros and 8562 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), annual property tax of 2200 Euros, excellent rental potential (guest rooms/apartment conversion).

Truly 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

#### Other Features

Property Size: 400 m<sup>2</sup>

Bedrooms: 8

Bathrooms: 6

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

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.

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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 Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault 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 Hérault 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.

Hérault 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).

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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.

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## **Genel Bilgiler**

Yatak odası:	8
Banyo:	6
Arazi Büyüklüğü:	50 m <sup>2</sup>

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**Utility details**

Heating: Evet

**Building details**

Outdoor Amenities: Pool

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: IX8.016.647

