



## Beautiful Exceptional House Formerly Attached To A Wine-Growing Estate Set In The Heart Of The Vineyards, Offering Spacious Living Accommodation Of 435 M2 On A Plot Of 3254 M2.



### Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα εταιρείας:	Freddy Rueda Sarl
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 780,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34460
Δημοσιεύθηκε:	01/10/2024

### Περιγραφή:

Just 5 minutes from a pretty village with a grocery shop, 10 minutes from Cessenon sur Orb and its beach, 10 minutes from Murviel les Beziers, 25 minutes from Beziers and 30 minutes from the beaches.

Beautiful exceptional house formerly attached to a wine-growing estate located in the heart of the vineyards, offering vast living space of 435 m2 on a plot of 3254 m2. It includes 6 to 7 bedrooms (2 en suite), a swimming pool and magnificent panoramic views of the surrounding vineyards. This type of estate is ideal for those seeking both spacious, luxurious living and picturesque surroundings linked to the world of wine. Such a property could be used as a primary or secondary residence, or even as a wedding venue, thanks to its size and beauty. The outdoor spaces, particularly the swimming pool and the uninterrupted views over the vines, add undeniable value to this property.

Ground = 42 m2 entrance hall with study area + 79 m2 lounge + 55 m2 fitted kitchen (gas hob, American



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fridge, electric oven, microwave, dishwasher) + 8.8 m2 utility room + 21 m2 bedroom/study + WC with washbasin + 35 m2 home cinema room (fully fitted) + 35 m2 bedroom.

1st = 35 m2 mezzanine + 23.4 m2 en suite bedroom with 9.4 m2 dressing room and 11.7 m2 bathroom (2 basins, shower, bath, WC) + 18.4 m2 bedroom + 21 m2 bedroom + 5.2 m2 bathroom (shower, bath, 2 basins, WC) + WC with washbasin + 22.3 m2 en suite bedroom with 4 m2 shower room (shower, basin, WC) + 9.4 m2 bedroom.

Exterior = 3254 m2 plot with swimming pool (10x5 m, chlorine and retractable cover) + 2 detached garages + porch for 2 cars + lovely terrace between the house and the swimming pool.

Miscellaneous = Underfloor central heating (gas, tank) + plan to change the reversible air-conditioning system + estimated amount of annual energy consumption for standard use: between 2938 € and 3976 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 3500 € + borehole and septic tank shared with wine estate (notarised) + possibility of buying with furniture and an extra car for 40.000 € on top.

Price = 780.000 € (Perfect 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. 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 : 59435

Property Size: 435 m2

Property Lot Size: 3,254 m2

Bedrooms: 7

Bathrooms: 3

Reference: C780000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

## Κοινά

Κρεβατοκάμαρες:

7



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Μπάνια: 3

### Room details

Indoor Features: Fitted kitchen

### Utility details

Heating: Ναί

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.159.781

