



## Large Winegrower's House With 220 M2 Of Living Space, Very Large Garage, Courtyards And Terraces, 15 Minutes From The Beaches Of The Bassin De Thau.



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 378,000

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Meze
Indicatif régional:	34140
Soumis:	13/11/2024

#### Description:

Village on the Bassin de Thau, with all shops (grocery, tobacconist, chemist), 15 minutes from Sete, Ballaruc and Bouzigues, 20 minutes from Pezenas, 25 minutes from Montpellier and 15 minutes from the beaches.

Spacious winegrower's house just 15 minutes from Sete and the beaches, offering 220 m2 of living space including 4 bedrooms and 2 bathrooms. This property offers beautiful, comfortable living space and spacious bedrooms. The sleeping area is brand new, with a few refreshments to be carried out in the communal rooms. The garage can accommodate up to 4 vehicles. Just 15 minutes from the beaches, but away from the hustle and bustle of summer tourism!

Ground = Garage of approximately 130 m2+ 80 m2 courtyard/garden at the rear of the house with a 27 m2 covered area (under the terrace) and access to the garage + 20 m2 courtyard at the front of the house with access to an entrance terrace of approx. 10 m2 + cellar.



1st = 27 m<sup>2</sup> living room/kitchen opening onto 38 m<sup>2</sup> lounge with open fireplace + 5 m<sup>2</sup> utility/storage room with numerous cupboards + 8 m<sup>2</sup> utility room with access to the rear terrace + WC + 7 m<sup>2</sup> bathroom (needs updating, shower, bath and washbasin) + 17 m<sup>2</sup> room and hall with access to the rear terrace + 10.6 m<sup>2</sup> bedroom/study + 27 m<sup>2</sup> terrace with fireplace/barbecue and access to the courtyard.

2nd = Hall of 14 m<sup>2</sup> + 4 bedrooms of 15 m<sup>2</sup>, 15 m<sup>2</sup>, 14.4 and 27 m<sup>2</sup> + bathroom of 10 m<sup>2</sup> (bath and 2 basins) + WC + dressing room of 6 m<sup>2</sup>.

Exterior = 20 m<sup>2</sup> front courtyard with access to a 10 m<sup>2</sup> terrace + 27 m<sup>2</sup> rear terrace with access to an 80 m<sup>2</sup> courtyard.

Miscellaneous = Annual property tax of 2139 € + estimated amount of annual energy consumption for standard use: between 2430 € and 3320 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + heating with fireplace and electric convector heaters + new plumbing and electricity on the night side + roof in good condition and recently insulated (30 cm glass wool).

Price = 378.000 € (Potential and in a highly sought-after region close to beaches and Montpellier)

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 : 61140

Property Size: 217 m<sup>2</sup>

Property Lot Size: 269 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: MS378000EB

## Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

Condition:

Good

## Commun



Chambres: 4  
Salle de bains: 2

### Utility details

Heating: Oui

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.400.145

