



## Beautiful Bourgeoise House with Roof Terrace



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 291,500

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34480
Geplaatst:	20-01-2025

### Omschrijving:

A beautiful and prominent bourgeoise home, unusual, spacious and exquisite, recently repainted and decorated, offering volumes of living areas, with two wings, able to accommodate a large family or two. The house offers about 290 m<sup>2</sup> of living space over three levels with a sunny terrace, a large garage and lots of character features, such as marble fire places, high ceilings and original doors, : The property offers 5-6 bedrooms, a fully well-equipped kitchen and lounge area, a second more basic kitchen, a separate dining room, a lounge, a large reception room, south facing terrace, 2 full bathrooms and 4 WCs, with storage areas and a large garage.

A superb holiday home for all the family or magnificent permanent residence, in a popular historical village with all commerce within a few steps. Foresee some updating of kitchens and bathrooms.

- Location: A village north of Beziers with all shops and cafes, near Cessenon (river), located about 30 minutes from the coast, 15 minutes from the motorway and 20 minutes from Beziers airport.

- Ground floor: Entrance into an impressive reception room of 35 m<sup>2</sup> with marble fireplace, high ceilings and marble floor, study/office of 12 m<sup>2</sup> with original oak floor and local marble fireplace, kitchen of 10 m<sup>2</sup> (equipped with basic kitchen), garage of 41 m<sup>2</sup>, WC of 1.5 m<sup>2</sup> with hand basin, storage area/wine cellar of 12 m<sup>2</sup>, corridor of 8 m<sup>2</sup>.



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- 1st floor: Generous hallway of 15 m<sup>2</sup>, landing of 2 m<sup>2</sup>, bathroom of 11 m<sup>2</sup> (shower, bath, sink, bidet), separate wc, bedroom of 11 m<sup>2</sup>, lounge/bedroom of 14 m<sup>2</sup> with doors into the dining room of 16 m<sup>2</sup>, lovely reading corner of 6 m<sup>2</sup>, fully equipped kitchen of 18 m<sup>2</sup> with doors leading onto the sunny terrace of about 18 m<sup>2</sup>, there are stairs on both east and west sides to the second floor.

- 2nd floor (west side): A small landing with a WC with basin, bedroom of 18 m<sup>2</sup> with balconies, bedroom of 13 m<sup>2</sup> with amazing views and revealed beams.

- 2nd floor (east side): Landing and corridor of 8 m<sup>2</sup>, attic of 20 m<sup>2</sup> (ideal to convert into another bedroom and bathroom) with original tomettes floors, bedroom of 13 m<sup>2</sup> with velux, bedroom of 16 m<sup>2</sup> with velux and windows, bathroom of 4 m<sup>2</sup> (shower, wc, sink).

- Miscellaneous: Single and double glazing, some reversible air-con, central heating (oil), town gas available, sunny terrace with automatic watering system, garage with electric door, very central location, large reception room (ideal for events), roof in good order, potential for gite (rentals 8-900 per week), property tax of Euro 1540, estimated amount of annual energy consumption for standard use: between 4010 Euro and 5480 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), foresee some refreshing of kitchens and bathrooms, habitable immediately.

An elegant and prominent bourgeoisie home, oozing with character, ready to move into.

Excellent price - not to be missed.

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: 290 m<sup>2</sup>

Property Lot Size: 150 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, 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 Hérault 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](http://www.clefrance.co.uk)

## **Algemeen**

Slaapkamers:	6
Badkamers:	2
Lot Afmeting:	160 m <sup>2</sup>

## **Utility details**

Heating:	Ja
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**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

IX6.591.406

