



## Former Wine-Growing Estate, Garage, Barn, Terrace, Courtyard



### Agent Info

Name:	David Evans
Company	Cle France Ltd
Name:	
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Listing details

Property for:	Sale
Price:	USD 359,008.87

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Puimisson
ZIP code:	34480
Posted:	Jul 01, 2024

### Description:

Renew your wine-growing tradition or develop a tourism project with this former wine-growing estate offering a welcoming house of 135 m<sup>2</sup> (4 bedrooms) plus a semi-fitted part of 80 m<sup>2</sup> (2 bedrooms), a beautiful terrace with views, a generous garden for growing your vegetable garden and its above-ground swimming pool. The separate courtyard offers an additional 110 m<sup>2</sup> of multi-purpose space leading to about 260 m<sup>2</sup> of garage/storage (including a separate 80 m<sup>2</sup> barn) to house all kinds of equipment and vehicles (or to convert into a gite!). Great potential.

- Location: Medieval village with all shops, cafes and primary schools, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the beaches.

- Ground floor: 10 m<sup>2</sup> entrance hall, 180 m<sup>2</sup> garage with access to an 80 m<sup>2</sup> shed, access to the garden, access to the courtyard.

- 1st floor: 16.2 m<sup>2</sup> hall, 27 m<sup>2</sup> living room with access to an 11 m<sup>2</sup> veranda, 13.3 m<sup>2</sup> kitchen (wall and floor units, dishwasher, oven, hood, hob), 7 m<sup>2</sup> corridor, 16.5 m<sup>2</sup> bedroom with access to terrace, 11 m<sup>2</sup> study with access to terrace, 6.7 m<sup>2</sup> dressing/laundry room, WC, 5.8 m<sup>2</sup> shower room (shower, washbasin), 5.6 m<sup>2</sup> corridor with access to the terrace, 80 m<sup>2</sup> semi-fitted area above part of the garage



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and shed: 40 m<sup>2</sup> room, 12.6 m<sup>2</sup> bedroom, 26 m<sup>2</sup> bedroom with en-suite shower room (shower, washbasin, WC).

- 2nd floor: 3.5 m<sup>2</sup> hall, 2 bedrooms of 10.5 m<sup>2</sup> and 12.6 m<sup>2</sup>, 50 m<sup>2</sup> attic.

- Outside: 45 m<sup>2</sup> terrace with lovely views, 110 m<sup>2</sup> courtyard, 500 m<sup>2</sup> garden (only accessible via the garage) with above-ground swimming pool.

- Miscellaneous: Reversible air conditioning in the living room, double glazing, town gas central heating, property tax of 1880 Euro, estimated amount of annual energy consumption for standard use: between 2611 Euro and 3533 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), electricity and mains drainage in the shed, minor modernisation work to be carried out.

Many possibilities.

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: 215 m<sup>2</sup>

Property Lot Size: 862 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 2

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

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 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 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)

Condition: Good

### **Common**

Bedrooms: 6  
Bathrooms: 2  
Lot Size: 862 sq m

### **Utility details**

Heating: Yes

### **Building details**

Outdoor Amenities: Pool



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX5.870.226

