

Bergerie rénovée
220 m²

A LA VENTE
Votre Immobilier

Vers SOMMIERES Gard

7 chambres
1 bureau
4 salles de bains
3 WC
Piscine au sel
Terrain plus de 1000 m²

Appartement rénové
80 m²

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Winegrowers house

SAUSSINES (34)

779 000 €*
779 000 €

* Agency fees to be paid by the seller



307 m²



11 pièce(s)



7 chambre(s)

PROPERTY DESCRIPTION

In a growing village near Boisseron with schools, school bus service, multi-service shops and activities for children. Sommières a few km brings you all the amenities. College and high school. Shops...

Come and discover this completely renovated old barn.

For lovers of authenticity who know how to appreciate the charm of stones, beams, cock crows, crickets and cicadas that rock you in this atmosphere of true values.

I suggest you live in a different place, a place where everything is thought out to live easily when you are a large family or even to make guest rooms, a second home where the whole family could meet.

This old sheepfold composed of two apartments develops 307 m² of living space, out of sight, has been completely renovated with beautiful materials on a plot of over 1000 m².

It consists of two parts, a house of approximately 225 m² in r+1 facing South-West which opens onto a bucolic garden of approximately 700 m² with trees and fenced. You will enjoy its salt pool and its terrace which will allow you to relax and have your meals on sunny days. An independent apartment of around 80 m² overlooking the east side of the house means that it is out of sight.

THE HOUSE: The ground floor is composed of an entrance hall, a kitchen of almost 34 m² open to the magnificent living room of around 61 m² overlooking the garden side and the very intimate patio, an office, a bedroom with dressing room, a shower room and bathroom, independent toilets, a laundry room, a cellar with several storage spaces and a wine cellar. The first floor hosts 3 bedrooms, two of which have their own shower rooms and dressing rooms as well as independent toilets.

THE APARTMENT: It is made up of 3 bedrooms, a living room with kitchen, a WC and a shower room. Some work is to be expected to finalise your installation. It can become a real source of income whether for seasonal or year-round rentals. You can also sell it.

A shed of almost 70 m² is currently used as storage.

A pool house and a bike room The workshop houses the boiler and the central vacuum cleaner.

ITS PLUS

Roof insulated with cellulose wadding. Insert fireplace. Canadian well, geothermal for good ventilation and ventilation of the house serves as natural air conditioning in summer.

Out of sight.

Recent aluminium carpentry.

Salt pool.

Completely renovated house.

I will be happy to show you your future home.

Contact me... Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Christine CHENET

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LE BIEN EN IMAGES



SES POINTS FORTS

MAISON ENTRETENU - 225
M² + 82 M²

4 CHAMBRES POUR LA MAISON
PRINCIPALE ET 3 CHAMBRES
POUR L'APARTEMENT
INDÉPENDANT

PISCINE

CHARME DE L'ANCIEN

PAS DE VIS A VIS



DETAILS

GENERAL

Reference 819305
Property type Winegrowers house
Year of construction 1950
Exposure S-W
View Vue sur Jardin, sur Piscine

SURFACES

Living space 307 m²
Living room surface 61 m²
Land surface 1029 m²

COMPOSITION

Number of rooms 11
Number of bedrooms 7
Number of bathrooms 1
Toilets count 3
Washrooms 3
Terrace 1

DPE/GES

DPE 92
GES 12

APPENDIX

Parking extérieur
Parking space 2
Videophone Non

SERVICES

Heater fuel
Kitchen aménagée
Swimming-pool Yes



CAPIFRANCE
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RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle