



Winegrowers house

PEZENAS (34)

291 000 €*

* Agency fees to be paid by the seller



190 m²



6 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Winegrower's house of 190m² of living space with garden, a large bright living space, 3 bedrooms and a garage!

Located in a village with all amenities (medical offices, physiotherapists, supermarket, college, etc.) and at 10 kilometers from Pézenas and his motorways, this winegrower's house is a real opportunity!

The large living room of 47m² is located on the 1st floor with double exposure. It overlooks the fitted kitchen (with a balcony), the library and has direct access to the 57m² wooded garden! On this level there is also a separate WC with a laundry area.

On the 2nd floor the 3 bedrooms which all have a surface area greater than 20m² and which all have a dressing room!

There is also a bathroom with bathtub, shower, bidet, double sink and a separate toilet.

On the ground floor a 50m² garage with its old wine vats and a separate 37m² workshop with WC, ideal for tinkering or storing equipment.

Technical points: double-glazed windows (except on the first floor on the garden side where they are single-glazed) and heating system via city gas.

Please note that a virtual tour of the house is available on request and that I work inter-agency.

Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 846162

Property type Winegrowers house

Year of construction 1900

Exposure West

View Vue sur Jardin

SURFACES

Living space 190 m²

Living room surface 46 m²

Land surface 170 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 3

Number of bathrooms 1

Toilets count 3

DPE/GES

DPE 148

GES 31

APPENDIX

Parking garage

Garage 1

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée



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