

4 bedroom detached house for sale

Country House For Sale



Price: €698,000

Bedrooms: 4

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Pézenas Languedoc-Roussillon

Only 900m from the very heart of Pezenas, this detached villa of 217m habitable space sits on a large plot of 2287m. The house is laid out over the raised ground floor with a further 189m of usable space on the lower ground floor. This area is decorated, heated and ready to use with no extra work.

The villa is in excellent condition, recently renovated with style and character. There is a large south facing garden with an ornamental pond, plants and trees. Large parking area with a carport for four cars.

Layout: spacious entrance giving access to a lovely living-/dining room with a large feature fireplace. Contemporary kitchen with access to the barbecue terrace. Four bedrooms, three with ensuite bathrooms.

On the lower ground floor there are several rooms, a garage/workshop, office and wine cellar. Very unique and interesting offer with easy access to the Mediterranean Sea.

Lower Ground floor -

Entrance room 24m<sup>2</sup>,

Garage/Workshop 36m<sup>2</sup>

Office 10m<sup>2</sup>

Boiler room 7m<sup>2</sup>

Two rooms : 39m<sup>2</sup> & 21m<sup>2</sup>

Hallway : 5,5m<sup>2</sup>, 7m<sup>2</sup> & 15m<sup>2</sup>

Wine cellar : 15m<sup>2</sup>

Cellar 15m<sup>2</sup>

Raised Ground Floor -

Entrance hall : 16m<sup>2</sup>

hallway 2m<sup>2</sup> & 13m<sup>2</sup>

storage 1,5m<sup>2</sup>

living-/dining room 56m<sup>2</sup>

kitchen 19m<sup>2</sup>

cloakroom 2m<sup>2</sup>

bedroom 12m<sup>2</sup>

bedroom 15,5m<sup>2</sup> with ensuite washroom/bidet 3m<sup>2</sup>

bedroom 19m<sup>2</sup> with ensuite shower room/toilet 3m<sup>2</sup>

master bedroom 16m<sup>2</sup> with ensuite shower room/toilet 6m<sup>2</sup>, dressing area 4m<sup>2</sup>

Two terraces 11m<sup>2</sup> & 20m<sup>2</sup>

