

5 bedroom house for sale

Country House For Sale



Price: €470,000

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Pézenas Languedoc-Roussillon

At approximately 270m<sup>2</sup> there is plenty of scope to organise the space as you like. Currently with 3-4 bedrooms, two bathrooms and one WC, the house could be easily 5 or 6 bedrooms 3-4 bathrooms depending on how you use the space.

Barely visible from the road, you arrive through double iron gates and see the stone front with its wrought iron railings. The front garden is shady with mature trees and offers outdoor dining in the sun or shade depending on the season.

This is an ancient winemakers house renovated with style. Entry is through arched double French doors to a super high-ceilinged room of over 100m<sup>2</sup> with defined kitchen, dining and living areas. The original wine vats have been preserved and decorated and create a funky mezzanine area.

It has fuel central heating and windows and doors are double glazed.

This room leads through to the private rear garden with 7 x 4m pool, outdoor dining and a beautiful summer guest bedroom with air conditioning.

Also on the ground floor is a large office / music room and a room that is currently used as a laundry but could easily become a further bedroom or study with en-suite bathroom.

On the first floor the master bedroom has a large en-suite shower room and walk in wardrobe.

The second bedroom overlooking the back garden also has a dressing room with access to the en-suite shower room (with access from the hallway also).

The third bedroom and fourth bedrooms are adjoining currently.

The attic is a great space that could become a further bedroom with en-suite bathroom if required.

Annual tax fonciere ?1205

The pool is concrete with a liner 7m x 4m.

To the left side of the house there is a very useful storage space that could be covered over to create a "garage" of 2.7m wide.

#### Ground floor

Living / dining / kitchen :  $8.85 \times 12.25\text{m} = 108\text{m}^2$

Office:  $3.8 \times 4.7 = 18\text{m}^2$  with alcove storage area

Laundry (ground floor bedroom)  $3.9 \times 5\text{m} = 19.5\text{m}^2$

Garden bedroom:  $3 \times 5.2\text{m} = 15.8\text{m}^2$

#### First floor

Master bedroom:  $3.9 \times 3.4\text{m} = 13\text{m}^2$

Ensuite shower room:  $3.6 \times 2.2\text{m} = 7.9\text{m}^2$

Walk in wardrobe:  $3.6 \times 1.6\text{m} = 5.8$

Bedroom 2:  $4.8 \times 3.9\text{m}^2 = 18.7\text{m}^2$

Dressing room (kitchen):  $3.3 \times 4\text{m} = 13.2\text{m}^2$

Bathroom:  $2.3 \times 3.2\text{m} = 7.4\text{m}^2$

Bedroom 3 of  $3.9 \times 4.3\text{m} = 16.8\text{m}^2$

Bedroom 4 (adjoining)  $3.9 \times 2.6\text{m} = 10\text{m}^2$

Attic:  $36\text{m}^2$  (not included in floor space)

Front garden: Approx  $260\text{m}^2$

Rear garden: Approx  $200\text{m}^2$

Total plot size: Approx  $670\text{m}^2$