

3 bedroom house for sale

Country House For Sale

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Price: €214,000

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Abeilhan Languedoc-Roussillon

Beautifully renovated 3 bedroom, 2 bathroom wine makers house with 110 m<sup>2</sup> of living space and a large roof terrace of 28 m<sup>2</sup>. In immaculate condition, it has been renovated keeping the original charm and character. Perfect as a lock and leave holiday home.

Located in the village of Abeilhan, a few steps away from shops and a bar/restaurant and several good wine makers.

A typical winemaker's house layout, it has the entrance hall and a large garage on the ground floor.

The first floor has the living room with fireplace, a fully equipped kitchen and a bedroom and bathroom with WC.

The second floor has a further two bedrooms and a shower room with WC plus the terrace.

It's a very sound and comfortable home equipped with oil central heating (Viessmann), reversible air-conditioning on the second floor, back facade and windows repainted in 2015, satellite dish for foreign TV channels installed 2014.

A house ready to move into!

Ground floor

Garage 70m<sup>2</sup>

Entry hall 15m<sup>2</sup>

First floor

Living room: 31m<sup>2</sup>

Kitchen: 10m<sup>2</sup>

Bedroom 2: 11m<sup>2</sup>

Bathroom: 5m<sup>2</sup>

Second floor

Master bedroom 20m<sup>2</sup>

Ensuite shower room 5m2

Bedroom 3: 9m2

Terrace 28m2

Taxe Fonciere €323

Agency commission included in the advertised price and payable by the sellers.

