



**PULLEN**  
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

**PRICE: 449,500€** (incl. agency fees payable by vendor)

## Impressive winegrower's house with pool and rental income potential



Impressive, completely renovated winegrower's house for sale in a pretty village in the Haut Languedoc region, offering approximately 170m<sup>2</sup> of habitable space, comprising 6 bedrooms and 3 bathrooms, a private courtyard garden with pool, large terrace and garage.

The property is located in the prominent position in the centre of the village. The house comprises 4 floors, with a lower ground floor to the back of the house and the ground floor at street level to the front. On the ground floor, an entrance hall leads to a lovely fully fitted kitchen that opens onto a large terrace overlooking the pool and courtyard below. There is also a garage at the front.

An original stone staircase leads to a hall on the first floor, where there is a salon/dining room, 2 bedrooms, a library/6<sup>th</sup> bedroom, and a large bathroom, with walk-in shower.

On the second floor, there is a spacious master bedroom, with a feature modern bath, as well as 2 further bedrooms and a shower room.

The enclosed private courtyard of around 150m<sup>2</sup> is located on the lower ground floor, and has an 8m x 4m swimming pool. There is also a laundry room at this level.

The house has been lovingly renovated, retaining its original charm and many period features such as the tiles and marble fireplaces. It is in very good condition, showing no wear and tear, with a successful history of summer rentals. It would work well as a spacious family home, with potential for summer rental income.

### *Ground Floor:*

Entrance hall – 9m<sup>2</sup>

Kitchen – 25m<sup>2</sup>

Garage – 40m<sup>2</sup>

### *1<sup>st</sup> Floor:*

Salon – 35m<sup>2</sup>

Bedroom 1 – 10 m<sup>2</sup>

Bedroom 2 – 10m<sup>2</sup>

Library/Bedroom 6 – 13m<sup>2</sup>

Shower room – 7.5m<sup>2</sup>

Hall - 10m<sup>2</sup>

**\*\*non contractual information\*\***

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*2<sup>nd</sup> Floor:*

Master/ bedroom 3 – 43m<sup>2</sup>

Bedroom 4 – 16.8m<sup>2</sup>

Bedroom 5 – 11.3m<sup>2</sup>

Shower/bathroom -3.3m<sup>2</sup>

Hall -6.3m<sup>2</sup>

*General:*

Wood burning stove in salon

Salt water pool

Mains drainage

Smoke alarm

Tax Foncière approx. 900€p.a

*Location:*

**Causses et Veyran** – Small, pretty village with cafe/restaurant and depot du pain, 10 minutes from Murviel-les-Beziers and the River Orb, 30 minutes from Beziers, airport and Mediterranean beaches

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