



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 390,000€ (incl. agency fees payable by vendor)

Charming winemaker's house with garden, pool and views in lively Hérault village



Charming semi-detached winemaker's house for sale in a vibrant village in Hérault offering approximately 200m² of living space comprising 4 bedrooms, 2 bathrooms, a large garage and an independent one-bedroom studio, on a 400m² plot located at the entrance to the village, close to all amenities.

With plenty of charm and character, this property is a rare find, tastefully combining modern conveniences with original features such as period tiles and high ceilings with covings. Enter the house through a metal gate onto a front garden where an external staircase leads to a large terrace with the main entrance and great views of the surrounding countryside. Through the entrance door an impressive hallway with original tiles leads to a good size living room on the left, and a dining room with access to the kitchen on the right. The dining room and kitchen could be merged into one large kitchen/dining area. Further along the hallway, to the right is a TV room and the 4th bedroom, which is currently used as an office. On the other side of the hallway is the master bedroom and a bathroom with doors opening onto a balcony overlooking the pool courtyard area.

From the hallway, an original stone and iron staircase leads up to the second floor where there are two bedrooms, a bathroom, a good size storage room and full height developable attic space. The staircase also give access to the huge garage on the ground floor that houses a workshop area and a laundry area with WC. There is also an independent studio that can be accessed from the front garden or the garage. The studio comprises a living room with kitchenette, one bedroom, a shower room and WC.

The exterior space is neatly divided into distinct areas. To the front, there is a shaded patio garden with various seating areas, whilst the area to the side of the house is used as a vegetable garden. To the back of the house there is a delightful walled courtyard with a 6x4m pool and 2 outbuildings that would make an ideal summer kitchen area.

This ready-to-move-into property would work equally well as a main residence or a holiday home. In addition, the independent studio offers rental possibilities of the full house or part of it.

Ground Floor:

****non contractual information****

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Independent studio:

Salon/kitchenette- 11.2m²

Bedroom- 10.6m²

Shower room & WC- 5.3m²

Garage- 80m²

1st Floor:

Living room - 18.9m²

Dining room - 12.7m²

Kitchen -7.7m²

TV room - 12.6m²

Master bedroom - 15.8m²

Bathroom/WC -5.3m²

Bedroom 4/office - 14.1m²

2nd Floor:

Bedroom 2 - 16.4m²

Bedroom 3 - 17.8m²

Bathroom/WC - 8m²

Exterior:

Outbuilding 1: 15m²

Outbuilding 2: 11m²

General:

Electric radiators throughout

2 x reversible air-conditioning units

Double glazing in studio

Mains drainage

Smoke alarm

Tax Foncière approx. 2565€p.a

Location:

Autignac – Wine making village in the heart of the Faugeres wine region with an international community, all amenities - shop, restaurant, café, bakery, school, pharmacy etc, - 20 minutes from Beziers, 30 minutes from airport, under an hour from Montpellier, and 30 minutes from beaches

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