



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 299,000€ (incl. agency fees payable by vendor)

Authentic winemaker's house with large garden in Herault village close to Beziers



Authentic 'Maison de Vigneronne' for sale in a lively village at the foot of the Haut Languedoc Regional Park, offering approximately 210m² of habitable space comprising 5 bedrooms and 2 bathrooms, with 2 gardens, large garage and a barn set in a constructible plot of almost 1000m².

This grand village house which forms part of a mid-19th century priory is located in the centre of the village, set behind ornate metal gates with a shared courtyard to the front. On entry into the courtyard, the house is to the right, with one other neighbouring property. A path between the two properties leads to the rear gardens and the barn. The house itself is on 3 floors and the entire ground floor is a garage. An original stone and wrought iron staircase lead to the front door, which opens onto 2 reception rooms, one of which has original period features such as marble fire surround, ornate ceilings and mouldings. This room opens onto a bright and airy open plan dining room/kitchen. A through hallway from the other room opens onto the dining room/kitchen on one side, and on the other side, there is a large cloakroom (which was originally a bathroom and can be reinstated), an office (or a 5th bedroom) and a library. At the end of hallway, double doors open onto a shaded terrace that overlooks the first garden.

On the first floor, the master bedroom has an en-suite bathroom (with bath, walk-in shower and dressing room), whilst the remaining 3 bedrooms share a family bathroom with walk-in shower.

Outside, a series of steps from the back door lead to the terrace and down to a south facing first garden with lawn and mature trees, which has a brick-built barbeque and al fresco dining area, as well as a cabana, once used as a second office/writing room. This garden is about 550m², so is large enough to take a pool (easy access for construction via the private path). At the bottom of this garden, there is a barn of around 150m² and beyond that, the second garden, which can also be accessed from the path. The barn could be renovated to form a substantial living space, with its own garden and separate access.

The property has a good layout and is full of interesting features and original charm. Whilst the current owners have carried out some upgrading, for example 2 new bathrooms, kitchen and solid wood flooring on the first floor, the house would benefit from a general upgrade. It makes a delightful family home as is, but has the potential for further development to create more habitable space and/or a second residence with income generating potential.

Ground Floor:
Garage – 90m²

****non contractual information****

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1st Floor:

Living room 1 – 18m²
Living room 2 – 15m²
Kitchen /Dining room – 28.3m²
Salon/Bedroom 5 – 14.3m²
Library – 14.6m²
Cloakroom – 5.3m²
Under stairs cupboard – 2m²

2nd Floor:

Master bedroom – 18m² with en-suite bathroom and dressing room – 12.5m²
Bedroom 2 – 14m²
Bedroom 3 – 14.7m²
Bedroom 4- 13.4m²
Bathroom – 6m²
Hall – 7m²

Exterior:

Shared courtyard – 100m²
Garden 1 -550m²
Cabana – 10m²
Boiler room/Workshop – 12.5m²
Terrace – 25m²
Barn – 150m²
Garden 2 – 200m²

General:

Oil fired central heating
Well with pump in garden 1
Mains drainage
Smoke alarm
Tax Foncière approx. 514€p.a

Location:

Laurens – Pretty wine making village in the heart of the Faugeres wine region, located at the foothills of the 'Haut Languedoc Regional Park', 25 minutes to Beziers city centre, and 40 minutes to airport and beaches

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