

174 000 €

Contact agency

REYNAUD Immobilier

7, boulevard Gambetta

34800 Clermont-l'Hérault

04 67 96 08 92 / reynaud.immo@wanadoo.fr

For sale vineyard house

5 rooms

Surface : 96 m<sup>2</sup>

Surface of the living : 24 m<sup>2</sup>

Year of construction : 1800

Exposition : Sud

View : Dégagée

Inner condition : to modernize

External condition : GOOD

Features :

fireplace, double glazing, clim salon,  
Laundry room, attic, Alcôve

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F



### Vineyard house 2018.304 Pézenas

EXCLUSIVE: Paulhan sector, 3km from the A75: authentic winegrower's house with 5 rooms. On the ground floor, you find an entrance hall with fireplace and a large garage of approximately 90m<sup>2</sup>. Upstairs, air-conditioned living room, kitchen, two bedrooms, an alcove, bathroom, separate toilet, pantry, laundry room and a veranda area with open views. An attic completes the whole, ready to be transformed according to your needs. The interior needs to be modernized, perfect for giving free rein to your imagination and creating your ideal cocoon. Don't miss this opportunity & Contact us to arrange a visit! Consult all of our properties on our website [www.reynaud-immobilier.fr](http://www.reynaud-immobilier.fr)

Fees and charges :

174 000 € fees included

Document non contractuel

29/01/2025 - Prix T.T.C

