

289 000 €

Contact agency

Scandimmo

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For sale house

7 rooms

Surface : 140 m<sup>2</sup>

Year of construction : 1800

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

Features :

Walking distance to shops, fireplace

4 bedroom

1 terrace

3 bathrooms

4 WC

1 cellar

Document non contractuel

21/02/2025 - Prix T.T.C



## House 777 Pézenas

CHARMING 19TH CENTURY STONE HOUSE WITH GUEST APARTMENT ONLY 30 MINUTES FROM MEDITERRANEAN BEACHES 150 m<sup>2</sup> of living space divided into 2 units: the main house and the guest apartment. The two accommodations are separated by the terrace. Living space approx 140 m<sup>2</sup> (carrez), totally with cellar and bedroom in the annexe 220 m<sup>2</sup>. A staircase takes you to the main house, consisting of a living room with an open kitchen/dining room and access to the terrace. Upstairs, there are two cosy bedrooms, an office, a bathroom and a toilet. The guest apartment has a large living room with an open-plan kitchen. Upstairs is a large family bedroom with high ceilings and a bathroom. On the ground floor, you will find a beautiful space to store bicycles and scooters and install the laundry room. It is easy to park in the surrounding streets, where parking is free. The house has a plot of land of approximately 2,090 m<sup>2</sup> which is not adjacent (approximately 5 to 10 minutes by bike). The plot is not buildable, but you can set up a vegetable garden there, for example. The house dates from the 19th century and could do with some updating. It is perfect for someone looking for a typical French village house. In the village there is a café and small shops such as a small convenience store and a bakery. The surrounding countryside invites you to take beautiful walks or bike rides along the vineyards. The village is in the

