LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A37477PIC34 Price: 584 000 EUR

agency fees to be paid by the seller

Renovated Maison de Maître with 6 bedrooms, garden, heated pool and optional barn, 10 min from Pézenas















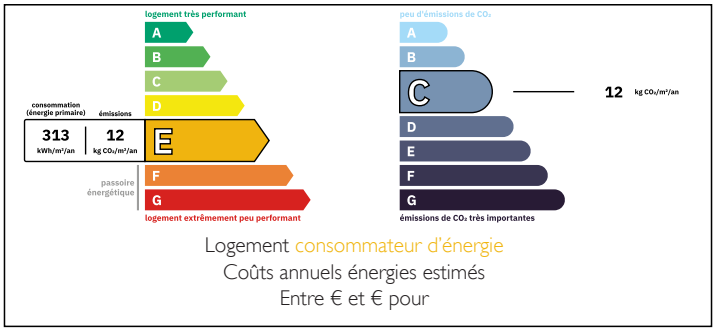
INFORMATION

Town:	Bélarga
Department:	Hérault
Bed:	6
Bath:	2
Floor:	180 m2
Plot Size:	1000 m2

IN BRIEF

In Bélarga, a peaceful village between vineyards and the Mediterranean, this elegant maison de maître of approx. 180 m², once a wine master's residence, combines historic charm with modern comfort. It features 6 bright bedrooms, 2 bathrooms, an open kitchen leading to the terrace, and a living room with fireplace and original beams. Marble flooring, wooden shutters, wood stove heating, and a natural slate roof redone 10 years ago. Outside, a Mediterranean garden of 800 m² with a heated 10 x 5 m pool, shaded terrace, and fruit trees. Parking for 4 cars. The river Hérault is just 2 minutes away for swimming, 10 min from Pézenas and 20 min from the beaches. An optional 200 m² barn with extra land offers great potential. A rare opportunity — ideal as a character home or rental project.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**2193 EUR**

NOTES

DESCRIPTION

Step into the Languedoc lifestyle with this beautifully renovated maison de maître, built around 1890 and lovingly restored while preserving its original charm. Nestled in the peaceful village of Bélarga, between the Mediterranean and the vineyards, this elegant property offers space, character and excellent potential.

A unique setting with timeless charm

The house offers 180 m² of living space over three levels, surrounded by a mature Mediterranean garden of 800 m² with a heated tiled pool (10 x 5 m). A shaded terrace beneath a majestic chestnut tree creates the perfect space to enjoy long summer lunches. Almond, olive and apple trees add to the authentic southern atmosphere. The property also offers a private parking area with space for up to 4 cars.

Inside, period features blend seamlessly with modern comfort:

- 6 spacious bedrooms
- A modern open kitchen opening directly onto the terrace
- A large living room with original tiles, exposed beams and a fireplace
- 2 bathrooms (one on each floor)
- Marble flooring on the ground floor extending to the terrace
- Wood-burning stove in the hall providing efficient heating for the entire house, plus additional electric heating
- Wooden shutters and single glazing
- Roof redone 10 years ago with natural slate and new insulation

The first floor features the original tiled flooring, while the top floor boasts wooden floors, beams and a sloping ceiling — creating a warm, inviting atmosphere. Originally built as a wine master's house, the property retains the elegant proportions