LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41409DAL34 Price: 283 000 EUR

agency fees to be paid by the seller

Charming winegrowers house with 2/3 bedrooms and private terrace located close to Béziers and the beaches.















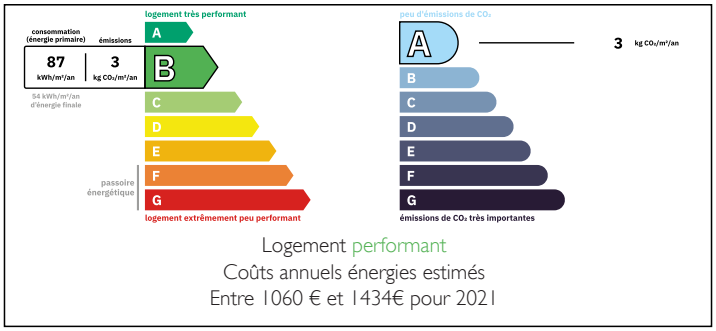
INFORMATION

Town:	Sérignan
Department:	Hérault
Bed:	2
Bath:	2
Floor:	158 m2
Plot Size:	25 m2

IN BRIEF

Discover this charming winegrower's house located in the lively town of Sérignan. Arranged over three floors, this property offers over 150m² of living space including two reception rooms, open-plan equipped kitchen, 2/3 bedrooms, and spacious mezzanine on the final floor. Outside, you have a large private terrace ideal for relaxing. The property also offers a large garage giving you private parking and a workshop area. Located in the centre of town, all amenities are on your doorstep, 20 minutes from Béziers.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1060 € et 1434€ pour 2021

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:	**615 EUR**

NOTES

DESCRIPTION

Located in the lively and charming town of Sérignan, this wine grower's house offers a great base for a main home or holiday home.

On the ground floor you enter into a bright reception room; this leads to a hall where you will find a small laundry area with storage. From here you can also access the vast garage (50m2). To the rear of the garage you will find a storage area leading to a multi-use room; this room also benefits from an ensuite with shower, sink and WC.

Beautiful oak stairs take you to the first floor, leading into the bright and welcoming lounge with open-plan equipped kitchen. There is a modern pellet burner, and sliding doors take you onto the spacious terrace (25m2), an ideal space to entertain and relax.

To the front of this floor you will find two bedrooms, each with large windows and Juliette balconies; each room has air conditioning. A bathroom with separate bath and shower, and separate WC, complete this floor.

The second floor offers a versatile open-plan mezzanine (28m2); this could be used as an office, hobby space or snug.

The property attracts a B energy rating with double glazing, insulation, air conditioning and the efficient pellet burner.

Sérignan is a lively town, located around 20 minutes south of Béziers. It offers everything you need for daily life, including many bars and restaurants. You're close to the river, great for walking and cycling. Béziers airport is around 15 minutes away and Montpellier 1 hour.

Information about risks to which this property is exposed is available on the Géorisques website...