LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A41540DAL34 Price: 485 000 EUR

agency fees to be paid by the seller

Stunning Mansion with terrace, secret gardens, stable and lots of character in a great location















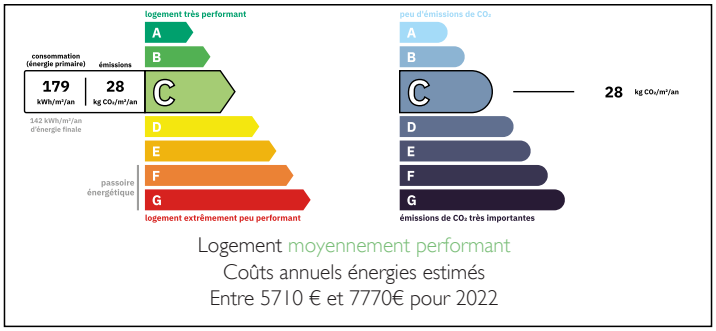
INFORMATION

Town:	Saint-Geniès-de-Fontedit
Department:	Hérault
Bed:	7
Bath:	2
Floor:	391 m2
Plot Size:	427 m2

IN BRIEF

Located in the heart of this charming village, this exceptional winegrower's house is full of character and charm. Arranged over three floors, it offers several reception rooms, a dining room, kitchen, and utility room. There are seven bedrooms, with the possibility of adding more, along with two bathrooms and separate WCs. Outside, a large terrace and stairs lead you to a secret garden with a stable, additional courtyard with well and a garage. Close to all amenities, with Béziers just 20 minutes away and the beaches 35 minutes

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 5710 € et 7770€ pour 2022

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:	**1657 EUR**

NOTES

DESCRIPTION

Located in the heart of the charming village of Saint-Geniès-de-Fontedit, surrounded by picturesque vineyards, this impressive property offers a peaceful lifestyle with all daily amenities close by. Ideally positioned, the village provides excellent access to neighbouring towns and the wider region.

This elegant and character-filled mansion boasts over 350m² of living space arranged across three spacious floors. The main living accommodation begins on the first floor, where you are welcomed by a magnificent Italian-inspired entrance hall. From here, two bright reception rooms offer generous spaces for relaxation and entertaining. A further room provides an ideal home office, while the dining room with its raised feature fireplace leads seamlessly through to a modern, fully equipped kitchen, along with a utility room and WC. The property also benefits from convenient dual access, with an entrance at the rear.

A stunning original staircase rises to the second floor, where you will find five generous bedrooms, two of which include dressing rooms. A large, light-filled bathroom with bath, shower and twin sinks serves this level, along with a separate WC.

The third floor has been recently renovated, offering even more potential. Here there are two additional bedrooms, a large bathroom, separate WC, and two further rooms offering scope for additional living space, studio, or storage.

On the first floor, a spacious southwest-facing terrace provides the perfect spot for dining, entertaining or simply enjoying the sunshine. Stone steps lead down to a shaded courtyard complete with well and original pump. To one side,...