LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47367DAL34 Price: 589 000 EUR

agency fees to be paid by the seller

**Renovated winegrowers house offering original character, four bedrooms, pool and garden.**















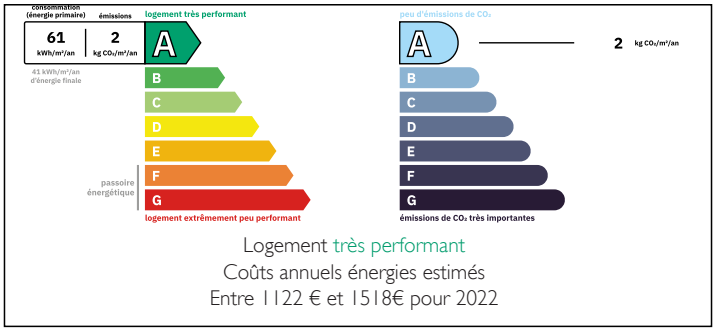
# INFORMATION

| | |
|---|---|
| Town: | Abeilhan |
| Department: | Hérault |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 229 m2 |
| Plot Size: | 1256 m2 |

# IN BRIEF

A beautifully presented and renovated winegrower's house in the popular village of Abeilhan. The accommodation is arranged over three floors, with the ground floor offering a spacious garage/workshop retaining the original wine cuves, plus a summer kitchen. The first floor features an open-plan living, dining and kitchen area with an original fireplace, large windows and a modern fitted kitchen. A hallway leads to four bedrooms, including one with dressing room and en-suite shower room, plus a further shower room and WC. The top floor provides approximately 84m² of additional living space with fantastic views, ready to be finished to your requirements. The detached property sits on an enclosed plot with a swimming pool and several outdoor relaxation areas. To the rear, the former wine workers' cottage offers potential for refurbishment into additional accommodation.

# ENERGY - DPE




Logement très performant
Coûts annuels énergies estimés
Entre 1122 € et 1518€ 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:** **880 EUR**

## NOTES

## DESCRIPTION

Located just a couple of minutes' walk from the centre of this popular wine-producing village, this beautifully renovated winegrower's house offers over 200m² of living space, combining original character with modern comforts.

The property is approached via a large paved area providing ample parking and access to an impressive 150m²+ garage/workshop, equipped with power and water. There is also a summer kitchen and WC on this level.

An external staircase leads to the first floor, where a lovely balcony enjoys open views. Inside, the bright and spacious open-plan living, dining and kitchen area has been tastefully renovated while retaining many of the property's original features.

A generous hallway leads to a utility room and four bedrooms. The principal bedroom includes a dressing area and bathroom with twin basins, shower and WC. There is also a separate WC and a guest shower room. The fourth bedroom provides access to the second floor, where an impressive space retains the original exposed roof beams and benefits from far-reaching views. This area remains to be finished, offering excellent potential for additional living space.

The property has an energy rating of A and benefits from insulation, modern double glazing, reversible ducted air conditioning, electric roller shutters and 6kW of solar panels, helping to reduce electricity consumption.

Outside, the house occupies a central position within the plot, with garden areas to the side and rear. A decked terrace surrounds an 8m x 4m saltwater swimming pool, creating a pleasant area for outdoor living.

To the rear...