

4 bedroom detached house for sale

Country House For Sale

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Price: €698,000**Bedrooms:** 4**Bathrooms:** -**M2 Living:** -**M2 Plot:** -**M2 Terrace:** -**Address:** Pézenas Languedoc-Roussillon

Only 900m from the very heart of Pezenas, this detached villa of 217m habitable space sits on a large plot of 2287m. The house is laid out over the raised ground floor with a further 189m of usable space on the lower ground floor. This area is decorated, heated and ready to use with no extra work.

The villa is in excellent condition, recently renovated with style and character. There is a large south facing garden with an ornamental pond, plants and trees. Large parking area with a carport for four cars.

Layout: spacious entrance giving access to a lovely living-/dining room with a large feature fireplace. Contemporary kitchen with access to the barbecue terrace. Four bedrooms, three with ensuite bathrooms.

On the lower ground floor there are several rooms, a garage/workshop, office and wine cellar. Very unique and interesting offer with easy access to the Mediterranean Sea.

Lower Ground floor -

Entrance room 24m2,

Garage/Workshop 36m2

Office 10m2

Boiler room 7m2

Two rooms : 39m2 & 21m2

Hallway : 5,5m2, 7m2 & 15m2

Wine cellar : 15m2

Cellar 15m2

Raised Ground Floor -

Entrance hall : 16m2

hallway 2m2 & 13m2

storage 1,5m2

living-/dining room 56m²

kitchen 19m²

cloakroom 2m²

bedroom 12m²

bedroom 15,5m² with ensuite washroom/bidet 3m²

bedroom 19m² with ensuite shower room/toilet 3m²

master bedroom 16m² with ensuite shower room/toilet 6m², dressing area 4m²

Two terraces 11m² & 20m²

