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4 bedroom house for sale

Country House For Sale



**Price:** €349,000

**Bedrooms:** 4

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Servian Languedoc-Roussillon

In the countryside near Pezenas and Servian, this is a great renovation project, a country house on a plot of 2000m surrounded by vines yet with easy access to Pezenas and the Autoroutes.

Whilst perfectly liveable at the moment you will probably want to update the decor. It has "good bones" so it is just looking for someone to add their own touch and transform it into a beautiful home and garden space with a pool and terrace, vegetable garden, chicken run, fruit trees?. or alternatively the possibility to transform the winery building and garage into gites with their own private garden and pool (subject to permissions).

Just 15 minutes from Pezenas and easily accessible to the A9 and A75 Autoroutes this house is in a great location even while in the middle of the countryside.

The house is 150m<sup>2</sup> with three bedrooms, one on the ground floor, and each with an ensuite shower or bathroom. The open plan living / dining area is 90m<sup>2</sup> and is heated with a wood burning stove. This also heats the bedrooms above. Except for the verandah the windows are double glazed and have shutters or security bars. Floors are marble and wood in the salon / dining area and wood in the bedrooms.

There is an additional attic space of 56m<sup>2</sup> which could easily be two more bedrooms and a bathroom. The attic already has an insulated and lined ceiling, velux and windows. The roof was completely redone 20 years ago.

There is also a separate one bedroom studio of approximately 45m<sup>2</sup>.

The kitchen leads to a lovely sunny verandah of overlooking the fish pond (one potential spot for the pool?)

The garden is divided into various sections - a large terrace at the back followed by a field with lawn that could take a huge pool, the fish pond area to the side of the house, then the chicken run and veggie garden behind the winery building, a further garden space by the garage and the woodshed. There is a well and water softener installed.

Ground floor:

Verandah 19m<sup>2</sup>

Kitchen 3.4m x 3.8m - 14m<sup>2</sup>

Dining area 3.9m x 8.1m - 66m<sup>2</sup>

Living area 6.3m x 5m - 25m<sup>2</sup>

Storage area / utility 9m<sup>2</sup>

Bedroom 3 - double 2.8m x 4.4m plus dressing table space - 15.2m<sup>2</sup>

En-suite shower room and separate WC 5m<sup>2</sup>

First floor

Bedroom 1 - huge double - 6.7 x 4m - 27m<sup>2</sup> with 4m of wardrobes and lovely views

Ensuite bathroom - 5m<sup>2</sup> with shower cabin and bath

Bedroom 2 - small double 10.9m<sup>2</sup> with lovely views

Ensuite shower room - 2.3m<sup>2</sup>

Attic including a separate study area of 57m<sup>2</sup>

Ground floor separate studio apartment with small kitchen, shower room, bedroom and living area - approx 45m<sup>2</sup>

Winery building 115m<sup>2</sup> at the ground level

Workshop / garage 56m<sup>2</sup>

Agency commission included in the advertised price and payable by the sellers.

