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3 bedroom house for sale

Country House For Sale



**Price:** €214,000

**Bedrooms:** 3

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Abeilhan Languedoc-Roussillon

Beautifully renovated 3 bedroom, 2 bathroom wine makers house with 110 m2 of living space and a large roof terrace of 28 m2. In immaculate condition, it has been renovated keeping the original charm and character. Perfect as a lock and leave holiday home.

Located in the village of Abeilhan, a few steps away from shops and a bar/restaurant and several good wine makers.

A typical winemaker's house layout, it has the entrance hall and a large garage on the ground floor.

The first floor has the living room with fireplace, a fully equipped kitchen and a bedroom and bathroom with WC.

The second floor has a further two bedrooms and a shower room with WC plus the terrace.

It's a very sound and comfortable home equipped with oil central heating (Viessmann), reversible air-conditioning on the second floor, back facade and windows repainted in 2015, satellite dish for foreign TV channels installed 2014.

A house ready to move into!

Ground floor

Garage 70m2

Entry hall 15m2

First floor

Living room: 31m2

Kitchen: 10m2

Bedroom 2: 11m2

Bathroom: 5m<sup>2</sup>

Second floor

Master bedroom 20m<sup>2</sup>

Ensuite shower room 5m<sup>2</sup>

Bedroom 3: 9m<sup>2</sup>

Terrace 28m<sup>2</sup>

Taxe Fonciere €323

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

