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3 bedroom house for sale

Country House For Sale



Price: €400,000

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Pouzolles Languedoc-Roussillon

Rare ! A stone house with large garden and vines. Ideal for those who want to be close to a village and all amenities but surrounded by nature or even make their own wine.

The house of around 120m2 has been fully renovated with two large bedrooms and two bathrooms, a large country kitchen, living room and third bedroom or study. There is also the original kitchen with an open fireplace, the winery and cellar plus a covered terrace.

The total land is 2.5 Hectares including 1.25 HA of vines (some of which could be rented out), fruit trees, a veggie patch, a boules court. The land around the house is walled and has a security gate.

For wine production there is a tractor and a shed of around 80m2, cellar and winery of around 55m2. The property has its own septic tank and a well of 150m2 that produces drinkable water.

It is just outside the village of Pouzolles which has a bakery, newsagent, small grocers, cafe/bar and several wineries.

Taxe Fonciere €1350

There are two entrances, from the ground floor and the first floor. From the front it leads through the study (or third bedroom, in which case use the other entry) to the kitchen, both with lovely views over the garden. On this floor there is also a shower room with WC room and a large bedroom.

A wide spiral staircase leads up to the lounge with its very special pigeonhole windows (this was originally the pigeonhouse) and a bedroom also with these windows and a second bathroom with bath.

From the kitchen a staircase leads down to the lower kitchen, pantry, cellars and out to the garden. Both

entries have car access and parking.

The current owners completely refurbished this property from a shell leaving the original wooden beams, the historical pigeon house windows and the lovely old stone. They make some of their own wine and sell some grapes to the Co-Op, a wonderful retirement project but they are now ready to fully retire!

#### Ground floor

Cellar 1: 7.9 x 3m

Cellar 2 : 7.9 x 3.5m

Office with open fireplace : 4.2 x 4m ? 16m<sup>2</sup>

Entry & laundry: 4m<sup>2</sup>

#### First floor

Study / third bedroom : 3.5 x 4m ? 14m<sup>2</sup>

Kitchen / dining : 4.25 x 6.7m ? 18m<sup>2</sup> (not including staircases)

Shower room: 2.4 x 1.6m ? 3.5m<sup>2</sup>

Bedroom: 4 x 4 with 4m of wardrobes ? 16m<sup>2</sup>

#### Second floor

Lounge : 4.3 x 5.35m ? 23m<sup>2</sup>

Bathroom: 3 x 2.9m with sloping ceilings ? 4m<sup>2</sup>

Bedroom : 5.9 x 4m ? 24m<sup>2</sup>

Walk in wardrobe : 2.9 x 3m with sloping ceilings ? 4m<sup>2</sup>

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

