

Hérault: 8 km from Béziers, superb town house with gîte, outbuilding and swimming pool .



INFORMATION

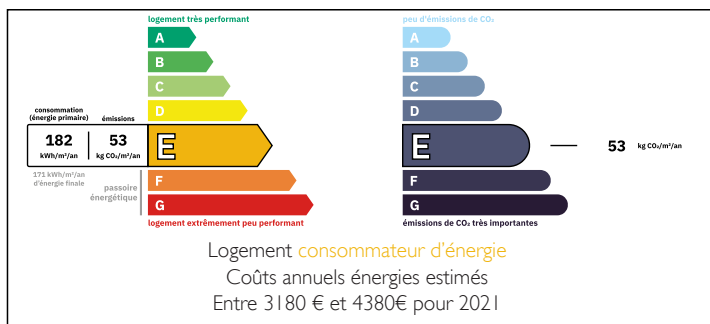
Town:	Maraussan
Department:	Hérault
Bed:	7
Bath:	1
Floor:	226 m2
Plot Size:	740 m2



IN BRIEF

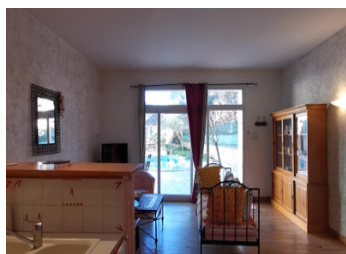
Situated in the centre of the village of Maraussan, this beautiful, notable house has retained all its charm. You'll love its architectural details, which are typical of the winegrowers' houses of the south of France. Tucked away behind its massive wrought-iron gate, it reveals all its assets, such as elaborate balconies, beautiful windows with dressed-stone surrounds and a sheltered garden with a swimming pool at the rear. This house has a soul and a history. It has 226 m2 of living space with a listed gîte, sheds and outbuildings still to be converted. Its location: very close to the beaches of the Mediterranean and the famous town of Béziers, in the heart of the vineyards well known for their excellent appellations, Maraussan will delight you with its unparalleled sunshine!

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 4013 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Let's start the tour now, as soon as we step through the entrance gates, we are transported into another world, right in the heart of the village with all its amenities, which is a real bonus.

After admiring the masterly façade, we cross the entrance porch. The massive door opens onto the 14m² hall, which sets the tone. Here, we are charmed by a whole section of history, with moulded ceilings over 3m high, pampille chandeliers, cement tiles, a stone staircase and ballustrés - the tone is set. This hall leads to a 24m² lounge with wide windows, and its authentic architecture, as elsewhere in the house, gives it a charm that is both intimate and elegant. Next, the hall leads to a second 26m² living room, with a 20m² dining room, elegant and functional living rooms and a 12m² kitchen on the ground floor. The monumental staircase leads up to the first floor, which houses two bedrooms, one of which is en suite, with an unusual bathroom below with an antique-style bathtub in the middle. Finally, the second floor also has 2 beautifully proportioned bedrooms, one en suite and the other still to be converted. Outside, in the garden, an 8x4 swimming pool enhances this space planted with trees and flowers.

The ground floor opens directly onto the swimming pool and its sun-drenched terrace, shaded by pine trees. It comprises a living room with kitchen, dining room and lounge of 40m². The sleeping area...