

Beautifully restored village winemaker's house with independent guest rooms and a charming patio.



INFORMATION

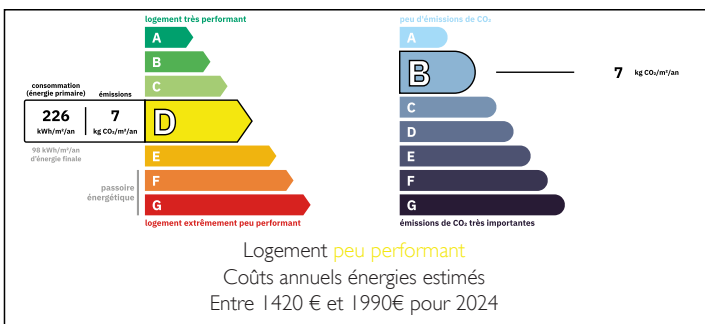
Town:	Bouzigues
Department:	Hérault
Bed:	2
Bath:	4
Floor:	104.45 m2
Plot Size:	6 m2



IN BRIEF

Completely renovated village house with taste, offering a comfortable main residence and two independent guest rooms with private bathrooms. Spacious, with preserved charm of the old, an intimate patio and a sunny terrace. Ideal for rental activity or as a family home with guest accommodation. The village of Bouzigues, known for its oysters and seafood from the Thau Lagoon, offers a charming and authentic living environment. 30 mn from Montpellier Airport.

ENERGY - DPE



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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.



DESCRIPTION

In the picturesque village of Bouzigues, this carefully renovated winemaker's house of 104 m² of living space plus 123 m² of total floor area, combines the charm of the old with an ideal layout for a guesthouse business. Spread over several levels, it offers a clear separation between private areas and guest accommodation.

On the ground floor, a large winemaker's entrance leads to a beautiful versatile space, consisting of an old garage with authentic character, a laundry room with a beach shower, and an independent WC. This level also provides access to the patio, the heart of the house, and the two truly independent guest rooms. The main entrance to the house, currently set up as an office, could easily return to its original function as a reception area if desired.

The main floor is dedicated to the living space: a bright living room, a fitted kitchen, a dining room (formerly a bedroom), and a comfortable bedroom with an en-suite bathroom that includes a WC, a dressing room, and an office space. An independent WC completes this level.

On the top floor, you'll find a large master bedroom with an en-suite shower room, a dressing room and a private terrace-solarium, perfect for enjoying the sun in complete privacy.

Regarding the guest rooms: one is located on the patio side on the ground floor, and the other, accessible via a beautiful exterior stone staircase, on the upper floor. Both have their own shower rooms and WC, making them...

LOCAL TAXES

Taxe foncière: 1885 EUR

Taxe habitation: EUR

NOTES