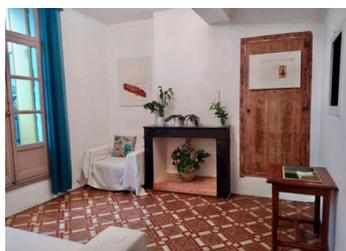
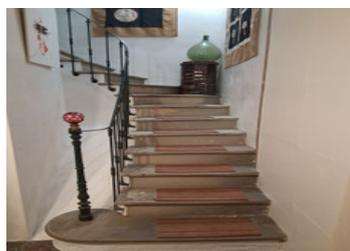


Authentic winegrower's house with terrace, courtyard and large garage



INFORMATION

Town:	Roujan
Department:	Hérault
Bed:	6
Bath:	1
Floor:	180 m ²
Plot Size:	190 m ²



IN BRIEF

This 183 m² winegrower's house combines old-world charm with spaciousness and comfort.

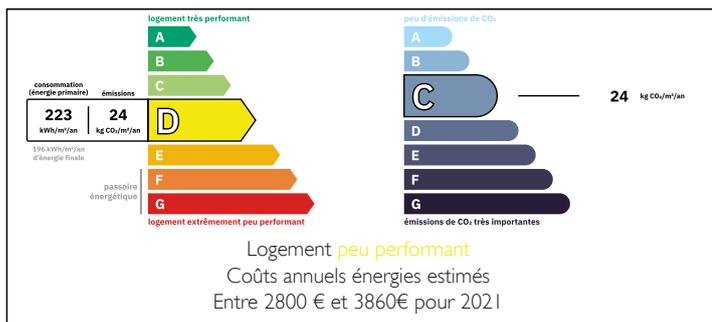
The ground floor consists of a large garage, a truly technical and functional space, including a pantry, a laundry room, wine cellars and plenty of storage space.

The living area is located on the first floor. Here you will find a bright living room opening onto the terrace. The kitchen adjoins the dining room, creating a convivial space. This level also includes a bedroom, a room that can be converted into a shower room as required, and a separate WC.

The second floor is dedicated to sleeping accommodation with four bedrooms, a shower room and a WC.

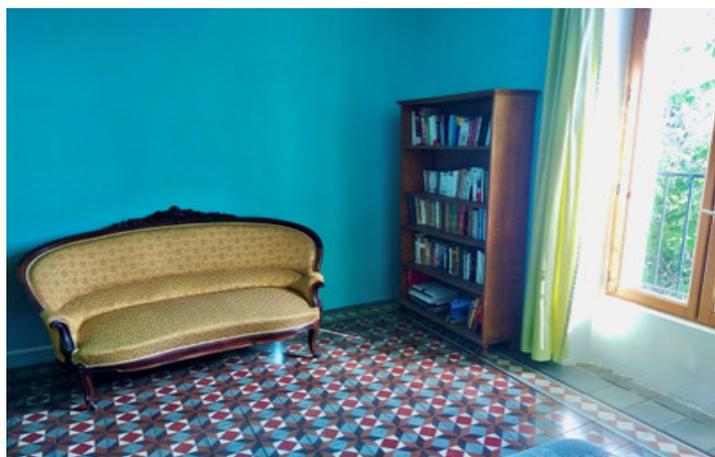
The third floor is an exceptional space due to its size. Currently converted into a workshop, it could be transformed into a games room or offices with a meeting room. There...

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.



DESCRIPTION

Discover the charm of this 183m² winegrower's house offering spacious rooms and a peaceful living environment. You will be charmed by its large 35m² terrace, a true haven of tranquillity sheltered from view.

A courtyard completes the exterior, perfect for convivial evenings with friends or family.

The ground floor offers a large garage with multiple possibilities, including a pantry, a laundry room, wine cellars and plenty of storage space.

Old vats can be opened up to create additional space according to your desires and plans.

The living area is located on the first floor and offers a bright living room opening onto the terrace, a kitchen adjoining the dining room, ideal for entertaining, a bedroom, a room that could be converted into a shower room and a separate WC.

The sleeping area is located on the second floor with four spacious bedrooms, perfect for a family or for entertaining, as well as a shower room with WC. The third floor offers a very large space currently converted into a workshop. It could be converted into an office with a meeting room, a games room or a gym.

A bedroom and a storage room that could be converted into a bathroom complete this floor.

There is also the possibility of creating a separate studio.

This house has retained its magnificent period features, such as cement tiles, antique fireplaces and terracotta tiles.

These authentic details lend a warm atmosphere and character to the whole property.

The plus points:

- Large garage
- Possibility of...

LOCAL TAXES

Taxe foncière: 1070 EUR

Taxe habitation: EUR

NOTES