

Ref: A34294IEG34

Price: 530 000 EUR

agency fees to be paid by the seller

Exceptional 3 bedroom winemakers house with magnificent view, private garden, large garage and studio spaces



INFORMATION

Town: Montady

Department: Hérault

Bed: 3

2 Bath:

Floor: 358 m²

Plot Size: 80 m²













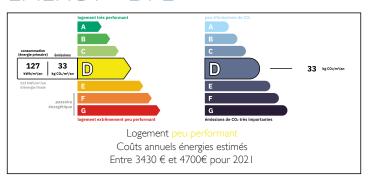


IN BRIEF

This delightful 358m2 home, full of South of France charm, may seem unassuming at first, but it quickly reveals its true potential. With stunning panoramic views and expansive, light-filled living spaces, this property offers high ceilings and a warm, inviting atmosphere. Boasting three to four generously sized bedrooms, it's a haven of comfort and tranquility. Below, a vast garage and spacious 116 m2 studio provide endless opportunities for creative pursuits or development. Above, the residence peacefully, accessible via a serene, almost oasis-like courtyard garden where we find the front/main entrance.

Situated just 14 minutes from Béziers and 20 minutes from the beautiful Valras beach, and at the edge of the renowned Minervois wine region and the Canal du Midi, this location offers the perfect balance of convenience and regional charm. Ideal for anyone looking to immerse themselves...

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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.





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LOCAL TAXES

Taxe foncière: 3000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A blend of elegance, space, and breathtaking views in this exceptional four-story home offering approximately 358 m2 of living space, a private 80 m2 garden and a 128m2 garage. With its intelligent layout and generous volumes, this property is a unique living space that can easily incorporate residential, creative or professional projects.

Designed for Comfort and Versatility

• Main Floor:

Behind a charming gated entrance, a quiet courtyard garden—an oasis of tranquility perfect to enjoy all year around. Inside, a hallway leads to a spacious 67m2 open-plan living area combining the lounge, dining room and kitchen, bathed in natural light from large windows overlooking the historic "Etang de Montady"—a Roman-era irrigation masterpiece. A fireplace enhances the cozy ambiance. Additionally, this floor features a seperate TV lounge and a study that can double as an extra bedroom.

• Bedroom Floor:

A staricase leads to a big landing with vaulted ceilings and a reading nook, connecting two good sized, sunlit bedrooms, a family bathroom, a walk-in closet and a stunning 46m2 master bedroom complete with a relaxation area and an en-suite bathroom.

• Studio Floor:

Descending one level, to the light-filled 116m2 studio level, a versatile space spanning the home's full footprint. With stunning views of the Etang and its own WC, this floor is ideal for an artist's loft, recreation area, or additional living quarters.

• Garage Floor:

The lower level offers a spacious 128 m2 winemaker garage with direct access to the main street on the Etang side. The garage includes...