

Ref: A38906GUB34

Price: 259 000 EUR

agency fees to be paid by the seller

#### Charming 2-bedroom winemaker's house, terrace and spacious garage, ideally located in a highly sought-after



# INFORMATION

Town: Aumes

Department: Hérault

Bed: 2

Bath:

Floor: 97 m<sup>2</sup>

Plot Size: II m2





### IN BRIEF

Beautiful winemaker's house with terrace, near Pézenas, the sea, Montpellier, and Béziers. 97 m<sup>2</sup> of living space, large garage.

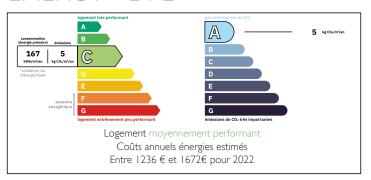








**ENERGY - DPE** 



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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.





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## LOCAL TAXES

Taxe foncière: 1089 EUR

Taxe habitation: EUR

#### DESCRIPTION

In a charming village near Pézenas, this pretty winemaker's house offers 97 m<sup>2</sup> of living space.

On the ground floor, there's a garage of over 120 m<sup>2</sup> that can accommodate several vehicles. An entrance hall leads to the first floor, where you'll discover a beautiful space comprising:

a 20 m² kitchen opening onto an 11 m² covered terrace with views of the scrubland,

a spacious 27 m<sup>2</sup> living room with stone walls and old beams,

two bedrooms of 10 and 12 m<sup>2</sup>.

Popular area, 6 minutes from Pezenas, 20 minutes from Beziers, 20 minutes from the sea, 30 minutes from Montpellier

a bathroom of over 6 m<sup>2</sup>,

and a rear terrace.

A heat pump ensures the comfort of this house in both summer and winter.

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

# **NOTES**