

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:	1
Floor:	97 m <sup>2</sup>
Plot Size:	11 m <sup>2</sup>

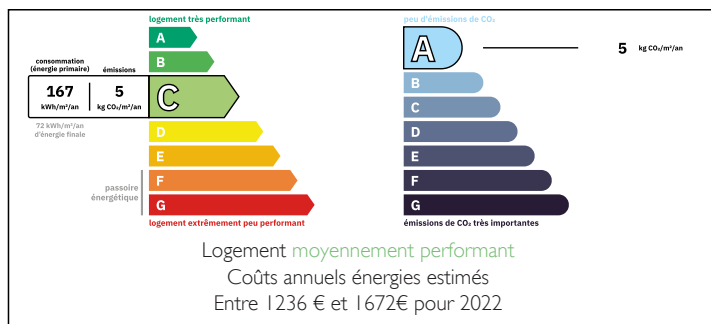


## IN BRIEF

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

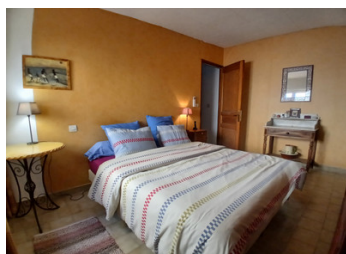


## ENERGY - DPE



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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.



## 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 m<sup>2</sup> kitchen opening onto an 11 m<sup>2</sup> 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>

## LOCAL TAXES

**Taxe foncière: 1089 EUR**

**Taxe habitation: EUR**

## NOTES