



DESCRIPTION

- 112 sqm Two-Bedroom House – Currently Let
- Large 58 sqm living area with open-plan kitchen
 - 2 bedrooms
 - 1 bathroom
 - 1 separate WC

58 sqm Two-Bedroom House – Currently Let
Full of charm with exposed beams, it comprises:

- 29 sqm living area with open-plan kitchen
- 2 bedrooms
- 1 bathroom
- 1 separate WC
- 26 sqm private terrace with no overlooking neighbours

OUTBUILDINGS & EXTERIOR FEATURES

The property also benefits from numerous additional spaces:

- Former 211 sqm stone wine cellar
- Two independent units of 120 sqm and 40 sqm currently let (artist's studio and storage space)
- 4 x 10 m swimming pool with sun deck
- Summer kitchen, ideal for enjoying outdoor living during the warmer months
- 40 sqm pool house
- 2 enclosed garages
- 2 carports

LOCAL TAXES

Taxe foncière:	2457 EUR
Taxe habitation:	EUR

NOTES

COMFORT & FEATURES

- PVC double glazing
- Electric shutters
- Reversible air conditioning
- Borehole with filtration system
- Automatic irrigation system
- Individual sewage system (septic tank)
- Automatic gate
- Energy rating: C
- Greenhouse gas emissions rating: A

HIGHLIGHTS