

# French Properties

ONLINE

€289 000

**4 bedroom house**  
**Surface : 140 m<sup>2</sup>**  
**Year of construction: 1800**  
**View : open**  
**Kitchen : fitted kitchen**  
**Hot water: electric**  
**Inner condition: good**

**Features:**

shops at walking distance, fireplace

4 bedroom  
1 terrace  
3 bathrooms  
4 WC  
1 cellar

**Energy class (dpe):** Unavailable

**Emission of greenhouse gases (ges):**

Unavailable

Document non contractuel

23/02/2025 - Prix T.T.C



## House 777 Pézenas

CHARMING 19TH CENTURY STONE HOUSE WITH GUEST APARTMENT ONLY 30 MINUTES FROM MEDITERRANEAN BEACHES 150 m<sup>2</sup> of living space divided into 2 units: the main house and the guest apartment. The two accommodations are separated by the terrace. Living space approx 140 m<sup>2</sup> (carrez), totally with cellar and bedroom in the annexe 220 m<sup>2</sup>. A staircase takes you to the main house, consisting of a living room with an open kitchen/dining room and access to the terrace. Upstairs, there are two cosy bedrooms, an office, a bathroom and a toilet. The guest apartment has a large living room with an open-plan kitchen. Upstairs is a large family bedroom with high ceilings and a bathroom. On the ground floor, you will find a beautiful space to store bicycles and scooters and install the laundry room. It is easy to park in the surrounding streets, where parking is free. The house has a plot of land of approximately 2,090 m<sup>2</sup> which is not adjacent (approximately 5 to 10 minutes by bike). The plot is not buildable, but you can set up a vegetable garden there, for example. The house dates from the 19th century and could do with some updating. It is perfect for someone looking for a typical French village house. In the village there is a café and small shops such as a

