

## 3 bedroom house for sale

## Country House For Sale

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Price: €285,000

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Pouzolles Languedoc-Roussillon

This house was completely renovated in 2015 / 2016 with the opening up of rooms, new plumbing, complete rewiring and heaps of plug points, two new bathrooms, renovated kitchen and creation of a pantry and new flooring.

As a typical winemakers house, the garage takes up the whole of the ground floor. There is plenty of room for at least 2 cars as well as lots of storage and the laundry.

Arriving on the first floor on the right there is a North facing living/dining room with built in fireplace and two window / doors leading to a large balcony. On the left the kitchen / dining / living room with its high ceiling, wooden beams and exposed stone wall leads directly out onto the South facing terrace via two sets of double doors, also double glazed. There is a pantry and a Wc also on this floor.

The second floor has a master bedroom with exposed stone wall, a walk in wardrobe, en-suite shower room with Italian shower and double copper basins. Two further large bedrooms, each with great walk in wardrobes have sloping ceilings and exposed beams. The main bathroom has a corner bath, with shower over, Wc and washbasin.

The terrace overlooks the pool and has a wrought iron pergola with a vine growing over it for natural shade. There are dining and lounge areas on the terrace. Stairs lead down to the pool deck and then on down to the "Moroccan salon"

The pool is an above ground wooden pool of 5m x 3m with a deck built around it to create a lovely private pool area in what was the winery building. The space below the terrace we call the Moroccan salon is another shady living space in summer.

Pouzolles is a small but active village with a bakery, tabac, small grocers and a cafe./restaurant. The village party committee is very active and there are Friday night village parties throughout summer with up to 500 people each week. The cafe also brings in bands every couple of months and it has a nice outdoor seating area opposite the park where you can watch boules tournaments. There was recently an extra class added at the primary school, a sign that the village is in growth and not just a retirement village!

Taxe Fonciere 1300? per year.

The house has oil fired central heating, two wood burning stoves and the first floor windows and doors are double glazed, plus the windows / velux in the master bedroom.

#### Ground floor

Entry hall: 1.7 x 2.4m - 4m<sup>2</sup>

Garage 64m<sup>2</sup>

Pool courtyard 33m<sup>2</sup>

"Moroccan salon" 12m<sup>2</sup>

#### First floor

Salon 4.4 x 7.4m - 32m<sup>2</sup>

WC 1.7m<sup>2</sup>

Kitchen / living / dining 34m<sup>2</sup>

Utility room / pantry 3m<sup>2</sup>

Terrace 32m<sup>2</sup>

#### Second floor

Bedroom 3: 4.5 x 3.4m -- 15m<sup>2</sup> + wardrobe 2m<sup>2</sup>

Bedroom 2: 4.95 x 3.3m - 16m<sup>2</sup> + wardrombe 1.88m<sup>2</sup>

Bathroom: 2.3 x 2.7 - 6m<sup>2</sup>

Master suite 25m<sup>2</sup> including:

Bedroom 1: 3.8 x 3.25 - 12.4m<sup>2</sup>

Dressing room 1.8 x 3.65 - 6.6m<sup>2</sup>

Ensuite shower room: 2.1 x 2.65 - 5.6m<sup>2</sup>

