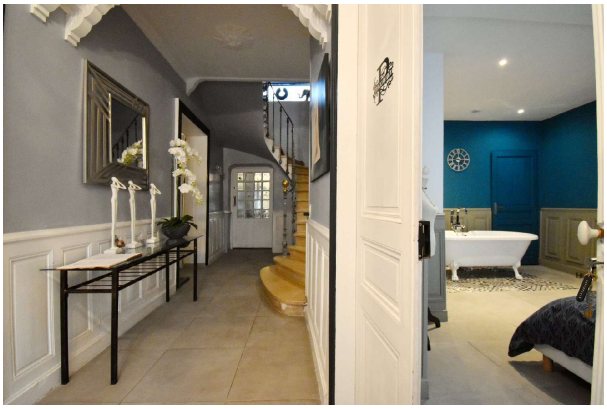
FRANIMO

https://www.franimo.com/for-sale/house/france/town/aniane-34150/6986708/

house for sale Aniane, Hérault (France)

Salagou and Saint Guilhem le Désert, just 20 minutes from Montpellier, this beautiful, comfortable winegrower's house and annex house are currently being successfully run as a bed and breakfast. The house can be adapted to suit your plans. (Main residence, bed and breakfast or gîte). These two houses have a total living area of 239m² and are linked by a footbridge over a private cul-de-sac, providing a calm and intimate setting. Main house ground floor: entrance hall with beautiful marble staircase, patio, 4 master suites (25 m² + 25m² + 21 m² + 15m²) each with private shower room and toilet, one with shower and bath. First floor: spacious 50 m² living room with wood-burning stove, fully-equipped kitchen with high-quality Neff appliances, both opening onto the 40 m² terrace and access to the annex house, 10 m² bedroom and shower room with toilet. Second floor: 20 m² attic bedroom with velux window, attic. The annex house includes a 35 m² games room on the 1st floor and a 35 m² garage on the ground floor, again adaptable as required. Heating: reversible air conditioning fireplace and air-water heat pump. High-performance wood-burning stove. Double-glazed, tilt-and-turn windows and sliding doors with mosquito screens. Character features testifying to the richness of the past: marble staircase and fireplace, Bordeaux-style mouldings, etc. Ideal house for a large family or for a tourist project (bed and breakfast, guest table or gîtes). Close to all amenities: schools, shops, restaurants, parks, etc. A must-see!

property details

Franimo id:	**6986708**
reference::	**340573392**
close to/ located:	**Aniane**
region:	**Occitanie**
property type:	**house**
rooms:	**9**
property surface:	**239 m2**
surface plot:	**40 m2**
price:	**€ 525.000**

contact

real estate agent:	**Agence immobilière internationale HONIG**
name:	**Albert Honig**
spreekt:	**Dutch, English, French, German, portuguese, Spanish**
telefoon:	**04 67 09 48 44**