

## 4 bedroom house for sale

## Country House For Sale

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Price: €527,000

Bedrooms: 4

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Fos Languedoc-Roussillon

In the village of Fos, half an hour from Pezenas this stunning property offers 216m<sup>2</sup> of living space and gardens of approx. 600sqm.

There are two further areas that could be renovated to create a media room or games room or further sitting room.

The renovation has been done to an extremely high standard with insulation in the walls, double glazing throughout, complete plumbing and rewiring. There is central heating with a remote activation so you can set the house to heat before your arrival. The Orange telephone network is available in the house and garden and there is also ADSL internet access. (the current owner works from home).

From the outside you would have no idea that such a stunning property hides behind a wall and a set of wooden gates. Entry is via electric gates to a courtyard that can fit 3-4 cars.

The main terrace area has a large outdoor lounge area, dining under a large shady tree and a further covered dining area with retractable cover. There is another courtyard at the lower ground level with access from the centre of the village via an arch. The pool is fully fenced with childproof gates and measures 9m x 5m. It has an electric solar powered pool cover and the filtering and chemical system is automatic.

Below the pool area there is a small kitchen garden.

The ground floor houses the kitchen, dining room, lounge, study and a wc / laundry. The kitchen and dining rooms have retractable glass doors leading to the terrace.

The first floor has 3 large bedrooms with ensuite shower rooms, the master with a walk in wardrobe.

The lower ground floor gives access to the lower courtyard and pool area. There is another double bedroom with en-suite shower room and a glass door leading directly to the courtyard.

On the other side of the arch from the bedroom is a vaulted room that was used as the previous owner's art studio. It has heating and lighting so could easily be used as a games room or media room or cool sitting room.

There is a further vaulted room leading from the lower courtyard which provides useful storage space and could be a wine store or media room.

Ground floor

Kitchen: 19m<sup>2</sup>

Dining room: 30m<sup>2</sup>

Living room: 30m<sup>2</sup>

Study: 16m<sup>2</sup>

WC & laundry

First floor

Master suite: 32m<sup>2</sup>

Second bedroom: 24m<sup>2</sup> - shower ensuite (no WC)

Third bedroom: 12m<sup>2</sup> - shower ensuite & WC

WC

Lower ground floor

Fourth bedroom: 12m<sup>2</sup> - shower ensuite & WC

Fos is a really pretty village of winemakers with stunning views all around. For nature lovers there are beautiful walks with beautiful views. There are no shops except for a great winery. This is the trade-off, a beautiful property such as this in Pezenas would be hundreds of thousands of euros more expensive. It is 30 minutes to Pezenas, 20 minutes to the nearest larger village with shops and supermarket, 55 minutes to Beziers airport. 55 minutes to the beaches and 1hr 15 to Montpellier airport.

