



A superbly renovated Maison de Maitre

Reference No: 1951
Price Euros: 1,365,000
Area: Beziers
Town: Beziers
Department: Hérault
Bedrooms: 4
Land Size m²: 1,200
Habitable space m²: 0

Full Description: An impeccably renovated 19th Century Maison de Maitre over 3 floors. Restored by a qualified renovation expert as his principal family home with uncompromising attention to detail both aesthetically and functionally. It has many enhanced original features, spacious, bright and welcoming rooms with 3 metre high plastered corniced ceilings.

The asking price is to include all fittings, furnishings and electronics. The furnishings are of superior quality and have been customized and/or carefully chosen to compliment the home.

This impressive house has every modern comfort and has been subject to a back to stone renovation. Its Pool with integrated Jacuzzi and Swim-up Bar, Cinema, Gymnasium and general comfort and luxury of the furnishings and fittings provide everything one could hope for in modern living.

Entered via automatic gates, the front of the property is mainly gravelled providing ample parking with mature trees and shrubs bordering.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Bague, 06560, VALBONNE France - www.RHF1.com

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

Carte professionnelle 5940T délivrée par la prefecture de Nice, Alpes Maritimes - Gérant GREEN Richard

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Large, beautifully panelled and tiled entrance hall, with an elegant staircase to the upper floors.

The ground floor has a large, light and spacious kitchen/dining room. The bespoke, hand crafted kitchen is impressively equipped. French doors lead on to a side terrace paved with natural stone overlooking a water fountain and the garden.

The classic living room has an open cast iron fireplace, and concealed entertainment system.

There is a utility room, with fully fitted hardwood kitchen and laundry chute, adjoining an Indian marble spa shower room, with wc and handwash basin.

The office with it's limestone tiled floor is air conditioned and can be accessed via the house or directly from the garden. Complete with telephone/fax/broadband connection, a separate file room, and wc.

The enormous centrally heated, garage, easily large enough for three cars, has been fully decorated with a tiled floor and extensive storage. It is also home to an enclosed air conditioned and fully equipped state of the art fitness room, with built in sound system.

Boiler room housing all functioning services of the house, eg water softner, boiler, water heaters, mains CCTV etc.

Laundry room limestone tiled area, floor to ceiling storage, with hanging rails and drawer arrangement.

The first floor landing has an original tiled floor and panelled walls, two bedrooms and an elegant bathroom. The main luxury bathroom having a rolltop bath, original tiled floor and has views over the Carroux mountain range.

Study with exposed window surrounds, high corniced ceilings, original tiled floor and double French windows onto a balconette.

Adjoining is an impressive open space with American theme, with fun lighting and home entertainment system and plentiful storage, currently used as a games room. There are two further bedrooms, each with full bathroom and dressing area. A sound proof door leads into the THX rated three metre screen cinema.

Upper sitting room with stunning views over the same mountain range.

The top floor is currently an unfinished suite.

The house stands on a plot of 1,200m². Its rear walled garden provides total privacy, and is well designed for entertaining. The beautifully tiled 8x4 pool / Jacuzzi and swim up bar, also has cascade fountain, automatic mood lighting and piped music to each of the terraced areas. The all season flowering mature gardens benefit from an automatic watering system.

The house is secured with infared CCTV, heat/smoke alarms, and home alarmed.

All amenities are close. The house is located on the outskirts of pretty village and has easy access to the motorway and several airports.

This is an opportunity to purchase a property in show-house condition. We recommend an early viewing.

Room sizes are available on request.

Property Features: Air conditioning, Alarm, Automatic Gates, Automatic Watering, BBQ, Broadband / ADSL, CCTV security, Double Glazing, Exposed ceiling/roof beams, Fireplace, Heated Pool, Large Rooms, Laundry, Marble Floors, Old Stone/tile floors, Outside Lighting, Pool Alarm, Pool Security, Private Garden, Private Pool, Quality Fittings, Satellite TV, Tile Floors, Town water, Traditional roof with gnoise, TV Ariel, Water softener, Well, Workshop

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Nearby Amenities: Airfield, Beaches, Fitness Center, Forest/Parkland, Local Shopping, Nightlife, Public Transport, Restaurants, Roman Ruins, Schools, Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Weekly market

View: Garden, Hills, Pleasant, Village

Heating: Central, Gas, Radiators



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