

4 bedroom house for sale

Country House For Sale



Price: €269,000

Bedrooms: 4

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Pézenas Languedoc-Roussillon

Great business opportunity for a sound engineer or musician. This 230m<sup>2</sup> character property has a fully sound proof and air-conditioned professional recording studio with a studio room of 23m<sup>2</sup> and live room of 13m<sup>2</sup>. It could also serve as a specialist B&B or gite for bands wishing to record while enjoying the South of France.

The control and live rooms were designed by White Mark Ltd.

The house is approx. 230m<sup>2</sup> with 4-5 bedrooms, 2 bathrooms, 2 living rooms and a large kitchen dining along with a workshop, large garage and the recording studio with reception room.

#### Ground Floor

? Garage: 10.9m x 3.6m with room for a van and a car in tandem. Plumbing for washing machine, sink and 2 water heaters.

Entrance hall leads to

? Studio control room: 23m<sup>2</sup>

? Live room: 13m<sup>2</sup>

? Kitchenette / utility area: 10.5m<sup>2</sup> (with door to the garage)

? WC with wash basin

? Small vocal booth (requires finishing upholstery)

? Reception room: 3m x 4m

#### First floor

? Kitchen / dining with porthole windows: 7.75 x 4m ? 31m<sup>2</sup>

? Living room with wood burning stove: 4.45 x 3.9m ? 17.3m<sup>2</sup>

? Workshop (no windows): 4 x 5m ? 20m<sup>2</sup>

- ? Pantry / storage area: 2 x 1.3m ? 2.6m<sup>2</sup>
- ? Bedroom 1: Double with wash basin 3.7 x 4.3m ? 16m<sup>2</sup>
- ? Bedroom 2: Double with wash basin 3.6 x 3.65m ? 13m<sup>2</sup>
- ? Shower room with washing machine: 4.5m<sup>2</sup>
- ? WC with wash basin

#### Second floor

- ? Stairs with door leading to the second floor landing. This area has plumbing available to make a summer kitchen leading to the roof terrace.
- ? Sitting room (or bedroom 5) overlooking the roof terrace: 4.4 x 2.6m ? 11.5m<sup>2</sup>
- ? Roof terrace with possibility to add a raised platform to take advantage of the view - 14m<sup>2</sup>
- ? Study / multi-purpose room with access via the roof terrace: 3.6 x 5.2m ? 19m<sup>2</sup>
- ? Bedroom 3 ? double bedroom with sloping ceilings: 4.2 x 4.3m ? 18m<sup>2</sup>
- ? Bedroom 4 ? double bedroom with sloping ceilings: 4 x 4.85m ? 19m<sup>2</sup>
- ? Bathroom 2 with bath, wash basin and WC: 4.2 x 4.4m ? 18m<sup>2</sup>

The house has been completely renovated with the roof redone in 2005 and rewiring done in 2006-2007 and it is ready to move into immediately. Many of the rooms are multi-purpose so there is lots of potential.

Taxe fonciere (city tax) €1290

Pouzolles is a small but active village with a bakery, tabac, small grocers and a cafe./restaurant. The cafe has live music occasionally and there is a village festival every Friday night of summer.

It's just 5 minutes from Roujan which has a large supermarket, pharmacy, petrol station, cafes & restaurants and 20 minutes from Pezenas with all of its cultural activities and many restaurants and wine bars.

Agency commission included in the advertised price and payable by the sellers.

