



Former winery in Briedel

Briedel

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City	Briedel
Type	(vakantie) huizen
Surface area	140m²
Number of rooms	7
Number of floors	2
Heating	Electric
Lot size	302m²
Price	€ 0
Courtage	3,57%
Reference no.	2013

Description

Beautiful spacious corner house with large garage and workshop in flood-free location in the center of Briedel on the Moselle. The cozy wine village fascinates with its many beautiful half-timbered houses. In the village center a pretty fountain with chiseled scenes tells the story of the Briedel wines and his famous vineyards Briedeler Herzchen. Architectural highlights are the former town hall from 1615, and the St. Martins church from 1800 with its beautiful ceiling paintings and the organ built by the famous organ builder Stumm. From a part of the ancient city wall the owl tower built approx. 1400 you have a fascinating view over the slate roofs of Briedel. The place invites for hiking the paths of the 'Briedeler Schweiz', a hiking area with romantic rocks, magnificent views and well-marked trails. A ferry crosses the Mosel with its vineyards on the opposite side of the Moselle. In August the winemakers celebrate the traditional wine festival with dragon boat races and fireworks

Layout house:

Basement: vaulted cellar with place for machine parking and a WC

Ground floor: hallway with beautiful old floor tiles, living room, kitchen, utility room and TV room with wood stove

First floor: hall, 3 bedrooms, bathroom with bath, shower and toilet.

Second floor: 3 bedrooms

Small loft.

Layout adjacent building:

Basement: former wine cellar

Ground floor: Large garage, storage, workshop and a kind of loggia

First and second floor: Large rooms with high ceilings

General:

The house is a bit older but of good substance. It has spacious rooms with high ceilings and is heated by electric radiators and a wood burning stove. A real eye-catcher is the hallway with its very beautiful old floor tiles. The pvc windows are double glazed and mostly have shutters. In the side street on the opposite, about 10 meters away, there is the auxiliary building of the former winery. Above the wine cellars (former bottle and barrel storerooms) there are further storage rooms, the spacious workshop and the large garage with high

ceilings and doors. Upstairs there is additional expandable room with its own electricity and water supply. For example, an apartment could be established here. This property with its very good price-performance ratio offers you versatile usages.

Ausweistyp: Energiebedarfsausweis
Energieträger: Strom-Mix, Stückholz
Baujahr: ca. 1900
Endenergiebedarf: 300 kWh(m²*a)
Energieeffizienzklasse: H









