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Large Winegrower Home To Modernise With 150 M2 Living Space, 5 Bedrooms,...

Laurens , Hérault , Occitanie



€239,000

inc. of agency fees

5 Beds

2 Baths

Nice village with all shops, 15 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast. Large winegrower home to modernise with 150 m2 living space, including 5 bedrooms and 2...

At a Glance

Reference MFH-LFR-AM239000E

Bed 5

Near to Laurens

Bath 2

Pool No

Price €239,000

Land Tax N/A

Property Description

Nice village with all shops, 15 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast.

Large winegrower home to modernise with 150 m2 living space, including 5 bedrooms and 2 bathrooms, with a terrace of 25 m2, a garage of about 60 m2 and a courtyard of about 20 m2 plus an attic room to convert of about 20 m2. Located in the heart of the village just steps away from all shops. Great potential !

Ground = Entrance hall of 10 m2 + courtyard of 20 m2 + garage of about 60 m2.

1st = Hall of 10.5 m2 + lounge of 11 m2 + non equipped kitchen of 15.5 m2 + 2 bedrooms of 12 m2 and 16 m2 + covered terrace of about 10 m2 with washroom (washbasin, shower, wc).

2nd = Hall of 8 m2 + 3 bedrooms of 14 m2, 14 m2 and 22.5 m2 + bathroom of 6.5 m2 (bath, bidet, washbasin) + wc + attic room of 20 m2.

Exterior = Terrasse of 25 m2 + courtyard of about 20 m2.

Sundry = Oil central heating + annual land tax of 1400 € + modernisation to plan + well + estimated amount of annual energy consumption for standard use: between 3025 € and 4093 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 239.000 € (Nice home with good potential !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 55447

Property Size: 150 m2

Property Lot Size: 190 m2

Bedrooms: 5

Bathrooms: 2

Reference: AM239000E

Other Features

Courtyard

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€239,000

Key Information

Property Features:

- Courtyard

Location: Occitanie



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C. BAUER – Sunday Times

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