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

Laurens , Hérault , Occitanie



# €200,000

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...

### At a Glance

**Reference** MFH-LFR-AM239000E

**Bed** 5

**Near to** Laurens

**Bath** 2

**Pool** No

**Price** €200,000

**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 m<sup>2</sup>, a garage of about 60 m<sup>2</sup> and a courtyard of about 20 m<sup>2</sup> plus an attic room to convert of about 20 m<sup>2</sup>. Located in the heart of the village just steps away from all shops. Great potential !

Ground = Entrance hall of 10 m<sup>2</sup> + courtyard of 20 m<sup>2</sup> + garage of about 60 m<sup>2</sup>.

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

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

Exterior = Terrasse of 25 m<sup>2</sup> + courtyard of about 20 m<sup>2</sup>.

Sundry = Oil central heating + annual land tax of 1400 Euros + modernisation to plan + well + estimated amount of annual energy consumption for standard use: between 3025 Euros and 4093 Euros per year.

Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 200.000 Euros (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](http://georisques.gouv.fr)

Property Id : 63304

Property Size: 150 m<sup>2</sup>

Property Lot Size: 190 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Reference: AM239000E

### **Other Features**

Courtyard

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€200,000

## Key Information

Property Features:

- Courtyard

## Location: Occitanie



## Gallery







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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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