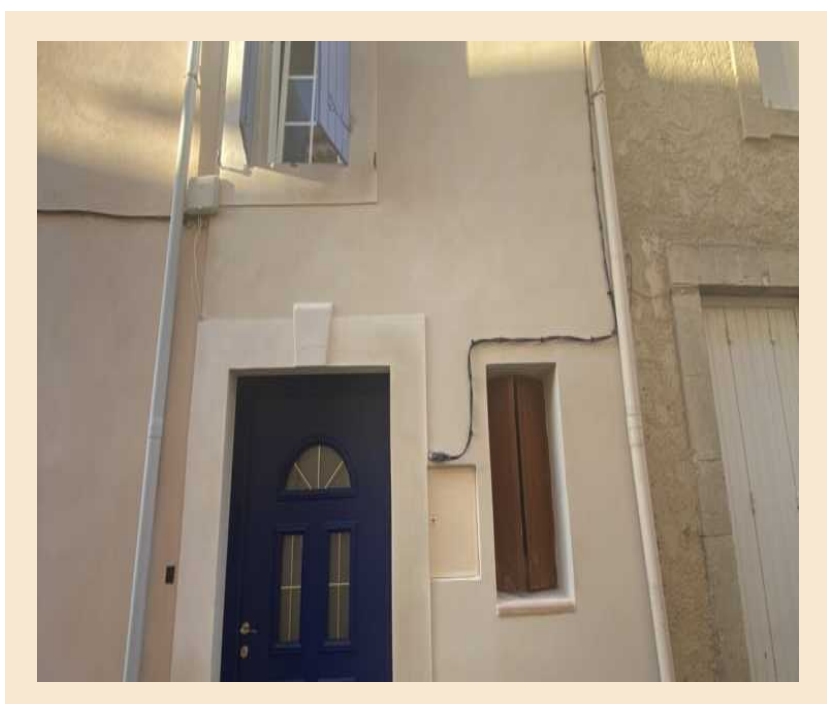


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Village House With Terrace, Courtyard, Just 15 Minutes From Beziers And...

Murviel Les Beziers , Hérault , Occitanie



€139,000

inc. of agency fees

3 Beds

1 Baths

Village with with all shops, cafes and restaurants, schools, 15 minutes from Beziers, 10 minutes from the Orb river, 20 minutes from the beach and 10 minutes from the Canal du Midi. Very pretty village...

At a Glance

Reference	MFH-LFR-CM156600E	Near to	Murviel Les Beziers	Price	€139,000
Bed	3	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Village with with all shops, cafes and restaurants, schools, 15 minutes from Beziers, 10 minutes from the Orb river, 20 minutes from the beach and 10 minutes from the Canal du Midi.

Very pretty village house with 75 m2 of living space including 2/3 bedrooms, a courtyard of 16 m2 and a

terrace of 6 m². In excellent condition, no work to foresee and in a quiet small street of the centre of the village. Parking area nearby and sold fully furnished !

Ground = Entrance onto an equipped kitchen of 12 m² (fixed elements, cooker, dishwasher, washing machine, fridge and sink) + dining room of 10 m² with access to a courtyard of 16 m² + washroom of 3 m² (WC, shower and washbasin).

1st = Lounge of 12 m² with WC + bedroom of 11 m² with access to a terrace of 6 m².

2nd = Attic room of 11.7 m² + attic bedroom of 12.8 m².

Extras = Reversible air conditioning and electric heating + plumbing, roof and electricity in good condition + estimated amount of annual energy consumption for standard use: between 544 € and 736 € per year.

Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 400 € + sold furnished !

Price = 139.000 € (Comfortable and cosy!)

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 : 48303

Property Size: 75 m²

Property Lot Size: 61 m²

Bedrooms: 3

Bathrooms: 1

Reference: CM156600E

Other Features

Courtyard

Immediately Habitable

Outside space

Rental Potential

Terrace

Summary

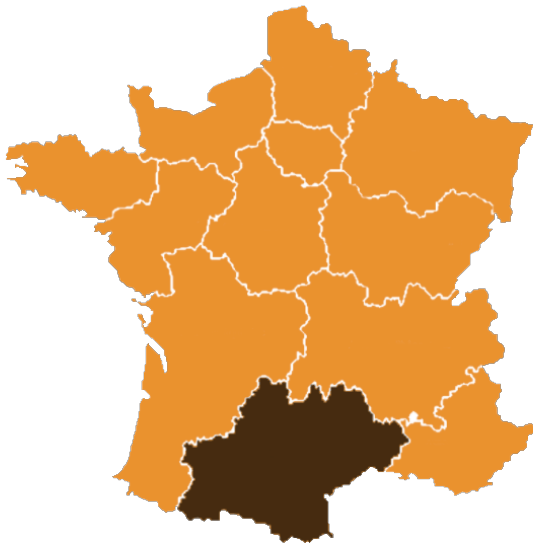
Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€139,000

Key Information

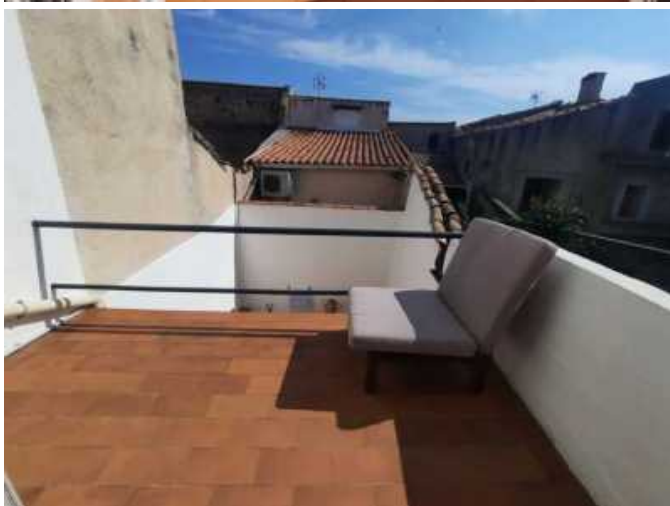
Property Features:

- Courtyard

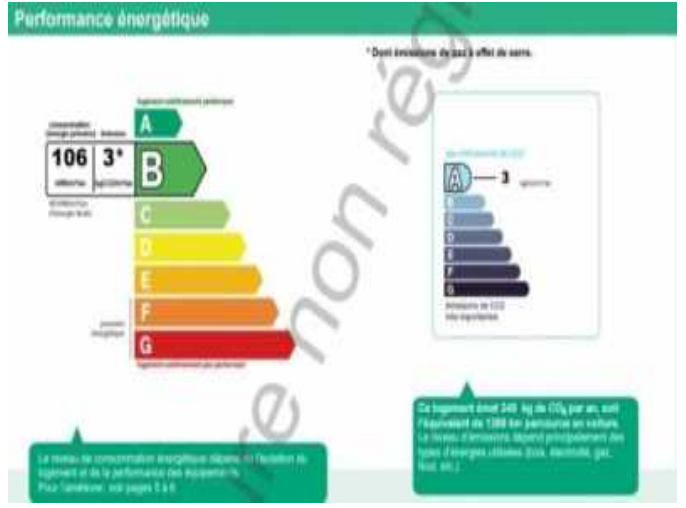
Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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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