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## Pleasant Village House With 4 Bedrooms, Garage, Large Barn And Garden....

Beziers , Herault , Occitanie



**€302,400**

inc. of agency fees

4 Beds

2 Baths

Dynamic village located at 5 minutes from Beziers and the motorway and 15 minutes from the beach !Pleasant village house fully renovated offering a living space of 108 m2 comprising a bright living room...

### At a Glance

**Reference** MFH-LFR-B302400E

**Bed** 4

**Near to** Beziers

**Bath** 2

**Pool** No

**Price** €302,400

**Land Tax** N/A

### Property Description

Dynamic village located at 5 minutes from Beziers and the motorway and 15 minutes from the beach !

Pleasant village house fully renovated offering a living space of 108 m2 comprising a bright living room with open kitchen, a lounge, 2 shower rooms, 4 bedrooms, plus a garage of 40 m2, a superb old stone winery of

200 m2 that could be restored, with a garden of about 200 m2 with a covered terrace that would be perfect to create a summer kitchen, a great small project ! A must see !

Ground = Entrance on a hall of 5 m2 + garage of 40 m2 with electric gate + cellar of 5.84 m2 with access to the garden + garden of about 200 m2 with a covered terrace that would be perfect to create a summer kitchen + stone winery barn of 200 m2 with its old wine cuve, to restore if wished.

1st = Staircase leading on a hall of 5 m2 + luminous living room of 26 m2 with 2 french windows giving access on a balcony, plus an open kitchen (working plan, sink, electric oven, fridge, hood, lower and higher units) + shower room of 2.02 m2 (WC, shower, sink) + laundry area of 2 m2 + lounge of 18 m2 with cupboard.

2nd = Hall of 4.15 m2 with cupboard + 4 bedrooms of 11.20 m2, 10.01 m2, 11.25 m2 (with cupboard) and 10.88 m2 + shower room of 2.54 m2 (WC, basin unit, shower).

Exterior = Garden of about 200 m2 at the back of the house and next to the winery barn + balcony on living side.

Extras = Town gas central heating + PVC double glazing + electric roller shutters + main sewage + electricity has been redone + roof in good condition + estimated amount of annual energy consumption for standard use: between 1880 € and 2590 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1161 €.

Price = 302.400 € (Pleasant ! Interesting project !)

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 : 49341

Property Size: 108 m2

Property Lot Size: 486 m2

Bedrooms: 4

Bathrooms: 2

Reference: B302400E

### **Other Features**

Immediately Habitable

Near the coast

Outside space

Private parking/Garage

Terrace

With Land/Garden

## Summary

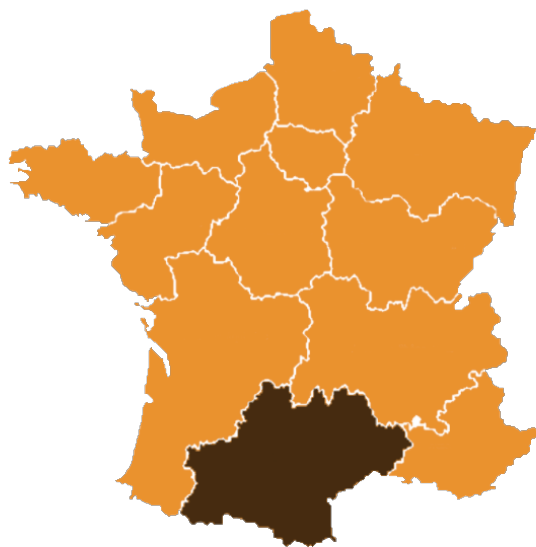
Property type:	Village house
Bedrooms:	4
Bathrooms	2
Price	€302,400

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie

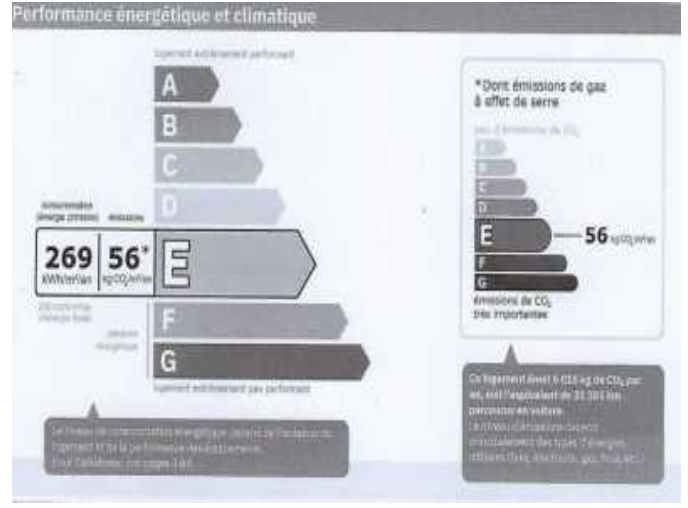


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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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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