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## New Built House Offering 3 Bedrooms, Garage And Landscaped Garden.

**Cazouls Les Beziers , Hérault , Occitanie**



# €286,000

inc. of agency fees

3 Beds

1 Baths

Village with restaurant/grocery/bakery, school, B&B, post office, : 25 minutes from Beziers and the motorway, 30 minutes from the beaches, 5 minutes from the Orb river, 15 minutes from the Canal du Midi...

### At a Glance

<b>Reference</b>	MFH-LFR-CC286000E	<b>Near to</b>	Cazouls Les Beziers	<b>Price</b>	€286,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Village with restaurant/grocery/bakery, school, B&B, post office, : 25 minutes from Beziers and the motorway, 30 minutes from the beaches, 5 minutes from the Orb river, 15 minutes from the Canal du Midi and 10 minutes from Saint Chinian.

This house close to nature and breathtaking landscapes offers a living space of approximately 97 m<sup>2</sup> and a garage of about 16 m<sup>2</sup>, as well as a landscaped garden, on a 500 m<sup>2</sup> plot. The house is composed of a living room/kitchen, 3 bedrooms, 1 shower room, a laundry room and a WC.

Ground = Entrance of 4 m<sup>2</sup> + living room/kitchen of 42 m<sup>2</sup> + bedroom of 14 m<sup>2</sup> + bedrooms of 10,5 m<sup>2</sup> + bedroom of 9 m<sup>2</sup> + shower room of 5 m<sup>2</sup> (double basin, bath, walk-in shower) + corridor of 5 m<sup>2</sup> + WC of 3 m<sup>2</sup> + garage of 14 m<sup>2</sup>.

Miscellaneous = RE2020 + ductable air conditioning + double glazing + aluminum joinery + aluminum descent and gutter + estimated amount of annual energy consumption for standard use: between 320 € and 490 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + new house + reduced notary fees + views.

Price = 286.000 €

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 : 49517

Property Size: 97 m<sup>2</sup>

Property Lot Size: 500 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Reference: CC286000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Terrace

With Land/Garden

## Summary

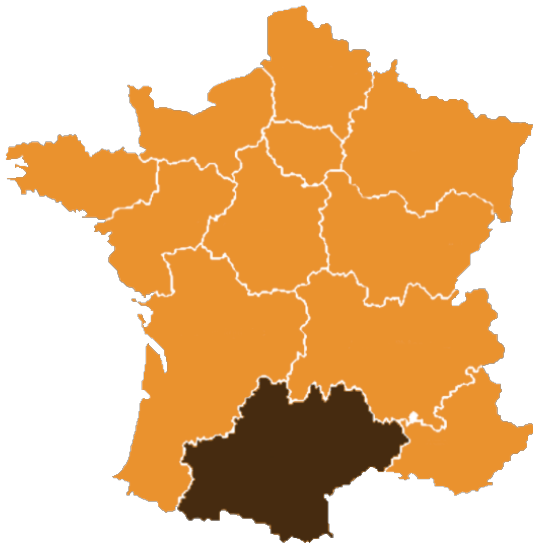
Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€286,000

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery









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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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