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## Charming Town House, Fully Renovated, With 2 Bedrooms And A Large Garage...

Pezenas , Herault , Occitanie



**€243,000**

inc. of agency fees

2 Beds

2 Baths

Charming medieval city with picturesque historic centre, all shops and a pleasant market, at 25 minutes from Beziers and 20 minutes from the beach ! Charming town house fully renovated, with 78 m2 of living...

### At a Glance

<b>Reference</b>	MFH-LFR-PA259200E	<b>Near to</b>	Pezenas	<b>Price</b>	€243,000
<b>Bed</b>	2	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Charming medieval city with picturesque historic centre, all shops and a pleasant market, at 25 minutes from Beziers and 20 minutes from the beach !

Charming town house fully renovated, with 78 m2 of living space offering 2 bedrooms (one under the roof),

a pleasant living room with equipped open kitchen, a cute balcony, 2 bath/shower rooms, a large garage of 40 m2 (that has been fully renovated but where you can still park a car if necessary), right in the heart of the historic centre, full of charm !

Ground = Large garage of 40 m2, totally renovated, offering a room of 20 m2 with a shower room of 2.10 m2 (shower, WC, towel dryer, basin unit) + another room of 20 m2 with beautiful old vaulted ceilings.

1st = An original stone staircase leading on a fully equipped open kitchen/dining area of 17.72 m2 (large working plan, sink, fridge, electric oven, gas hob, hood, dish washer) with cute balcony + a large cosy lounge of 22.82 m2 with stunning old floor tiles + WC of 2.03 m2 with hand basin + large cupboard for storage.

2nd = A master bedroom of 22 m2 with a bedroom of 17.40 m2 and its en suite bathroom of 4.81 m2 (WC, basin unit, towel dryer, bath) + a bedroom under the roof of about 12 m2 (ideal for an extra bedroom or as dressing room).

Exterior = A cute balcony of about 4 m2 + possibility to put tables and chairs just in front of the house.

Extras = Plumbing and electricity has been totally redone + reversible air conditioning + double glazing + nice features (old floors/staircase) + main sewage + right in the heart of the historic centre + estimated amount of annual energy consumption for standard use: between 620 € and 900 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1125 €.

Price = 243.000 € (Super charming ! In the heart of a picturesque centre !)

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 : 53625

Property Size: 78 m2

Property Lot Size: 66 m2

Bedrooms: 2

Bathrooms: 2

Reference: PA259200E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

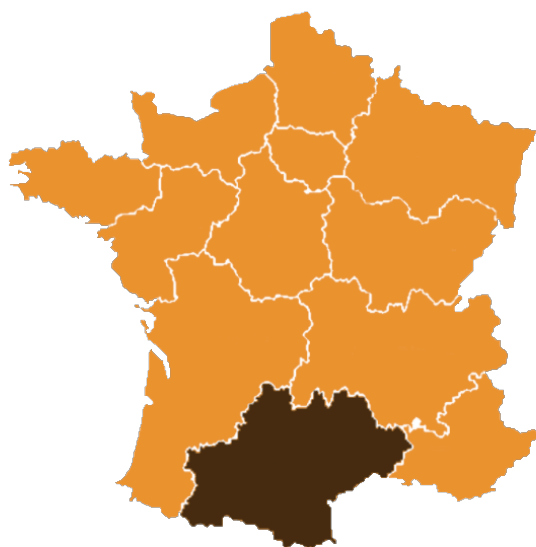
Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€243,000

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery







Performance énergétique



Le score de performance énergétique (diagramme de l'efficacité énergétique) est la performance des logements. Plus l'indicateur est élevé, plus le logement est performant.



Ce logement émet 2 kg de CO<sub>2</sub> eq au m<sup>2</sup> par an (pour un m<sup>2</sup> de surface habitable). La norme d'émission de CO<sub>2</sub> est la plus basse.

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THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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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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