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## Beautiful Character Home With 245 M2 Of Living Space, Terrace, Views And...

Corneilhan , Herault , Occitanie



# €378,000

inc. of agency fees

7 Beds

5 Baths

Pretty village with all shops and commercial center, 10 minutes from Beziers, 10 minutes from the Orb river, 15 minutes from the Canal du Midi and 25 minutes from the coast. A property steeped in history,...

### At a Glance

<b>Reference</b>	MFH-LFR-TC378000E	<b>Near to</b>	Corneilhan	<b>Price</b>	€378,000
<b>Bed</b>	7	<b>Bath</b>	5	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Pretty village with all shops and commercial center, 10 minutes from Beziers, 10 minutes from the Orb river, 15 minutes from the Canal du Midi and 25 minutes from the coast.

A property steeped in history, this former presbytery has been renovated (2006) to offer 245 m2 of living

space, including 7 bedrooms (4 en suite) steeped in character and charm. Nestled in the heart of the village, the house boasts superb views from the terrace. There's also a pleasant garden for napping and relaxing. Some modernisation required.

Ground (street A) = 2 cellars with well and access to the garden + summer kitchen + WC.

Ground (street B) = Hall of about 10 m<sup>2</sup> + lounge/living room/equipped kitchen of 49 m<sup>2</sup> (lower units, gas hob, dish-washer, oven) with access to a terrace of 26 m<sup>2</sup> + staircase of 7.7 m<sup>2</sup> + WC with handbasin + office/laundry room of 10 m<sup>2</sup>.

2nd = En suite bedroom of 14 m<sup>2</sup> with washroom (shower, washbasin, WC) + en suite bedroom of 18 m<sup>2</sup> with washroom (shower, washbasin, WC) + en suite bedroom of 25 m<sup>2</sup> with washroom (shower, washbasin, WC) + en suite bedroom of 24 m<sup>2</sup> with washroom (shower, washbasin, WC).

3rd = Halls of 3.4 m<sup>2</sup> and 4.8 m<sup>2</sup> with built in cupboards + 3 bedrooms of 10.2 m<sup>2</sup>, 10.4 m<sup>2</sup> and 16 m<sup>2</sup> + bathroom of 6 m<sup>2</sup> (shower, bath, WC, bidet, washbasin).

Exterior = Pretty terrace of 26 m<sup>2</sup> with a climbing vine, south exposed and with stone stairs leading to a charming garden of 90 m<sup>2</sup>.

Extras = Electric heating and wood burner + annual land tax of 1569 € + single glazing + some modernisation required (glazing and heating).

Price = 378.000 € (Charming and full of character !)

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 : 50403

Property Size: 245 m<sup>2</sup>

Property Lot Size: 255 m<sup>2</sup>

Bedrooms: 7

Bathrooms: 5

Reference: TC378000E

### **Other Features**

Immediately Habitable

Outside space

Prestige

Terrace

With Land/Garden

## Summary

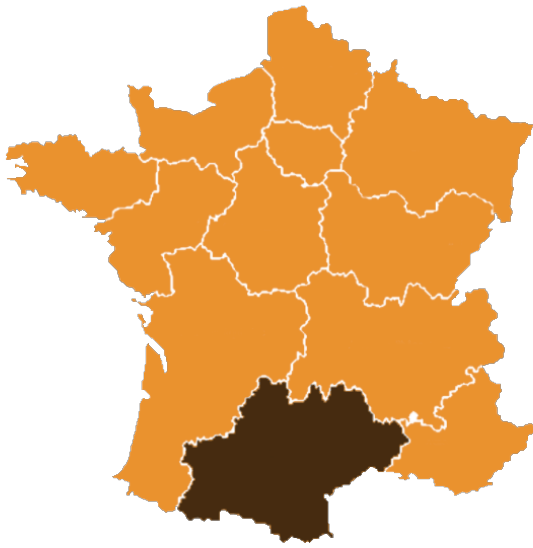
Property type:	House
Bedrooms:	7
Bathrooms	5
Price	€378,000

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery











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**C. BAUER – Sunday Times**

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