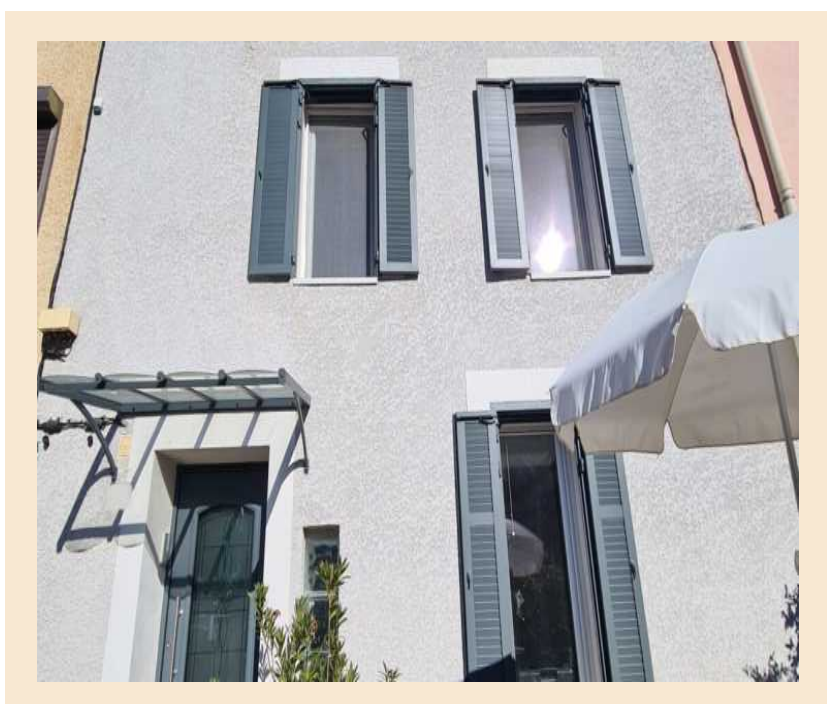


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## Pleasant Village House With 3 Bedrooms, Cellars, Terrace And Courtyard...

Roquebrun , Herault , Occitanie



# €189,000

inc. of agency fees

3 Beds

1 Baths

Magnificent sought-after riverside village in the Orb valley with all shops (bars, restaurants, bakeries, butcher, supermarket, pharmacy, schools:) with its beautiful river, located at 10 minutes from...

### At a Glance

<b>Reference</b>	MFH-LFR-CR201960E	<b>Near to</b>	Roquebrun	<b>Price</b>	€189,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Magnificent sought-after riverside village in the Orb valley with all shops (bars, restaurants, bakeries, butcher, supermarket, pharmacy, schools:) with its beautiful river, located at 10 minutes from Roquebrun, 25 minutes from Beziers and 35 minutes from the beach !

Pleasant village house with a living space of 100 m<sup>2</sup> offering 3 bedrooms, a living area with open kitchen, a shower room, a terrace of 10 m<sup>2</sup>, a pleasant courtyard of 20 m<sup>2</sup> plus large cellars of about 50 m<sup>2</sup>. Beautiful views and only a few steps to the river !

Basement = Large cellar of about 50 m<sup>2</sup> with access to the river.

Ground = Entrance on a pleasant courtyard of 20 m<sup>2</sup> in front of the house + hall of 8 m<sup>2</sup> + bedroom of 11.57 m<sup>2</sup> + shower room of 8.76 m<sup>2</sup> (double basin unit, WC, shower, laundry area) + bedroom of 11.24 m<sup>2</sup> + door going to the cellar.

1st = Living room of 45 m<sup>2</sup> with open kitchen (lower units, electric oven, gas hob, hood, sink, dish washer) and a lounge with insert fireplace.

2nd = Large and pleasant bedroom of 27.21 m<sup>2</sup> with nice view on the hills + room of 5.81 m<sup>2</sup> (possibility to create a shower room, water arrivals already there) + terrace of 10 m<sup>2</sup> with view on the roofs.

Exteriors = Pleasant courtyard in front of the house of about 20 m<sup>2</sup> + terrace of 10 m<sup>2</sup> with nice view on the roofs.

Extras = Heated pump system (air and water) + reversible air conditioning + insert fireplace + fully renovated from 2018 on (electricity, plumbing, roof) + double glazing + aluminium shutters + a few cosmetics finitions to do + parking just in front + estimated amount of annual energy consumption for standard use: between 410 € and 610 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 921€.

Price = 189.000 € (In a requested village, right in the Orb valley !)

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 : 57896

Property Size: 100 m<sup>2</sup>

Property Lot Size: 66 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Reference: CR201960E

## **Other Features**

Courtyard

Immediately Habitable

Outside space

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€189,000

## Key Information

- Property Features:
- Courtyard

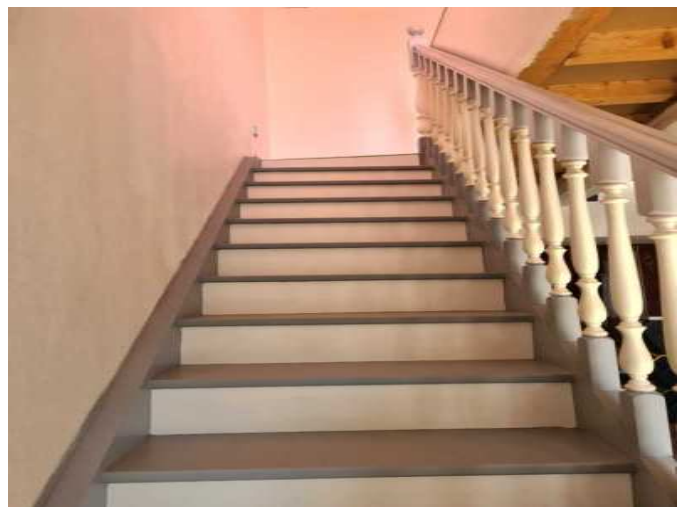
## Location: Occitanie



## 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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**C. BAUER – Sunday Times**

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