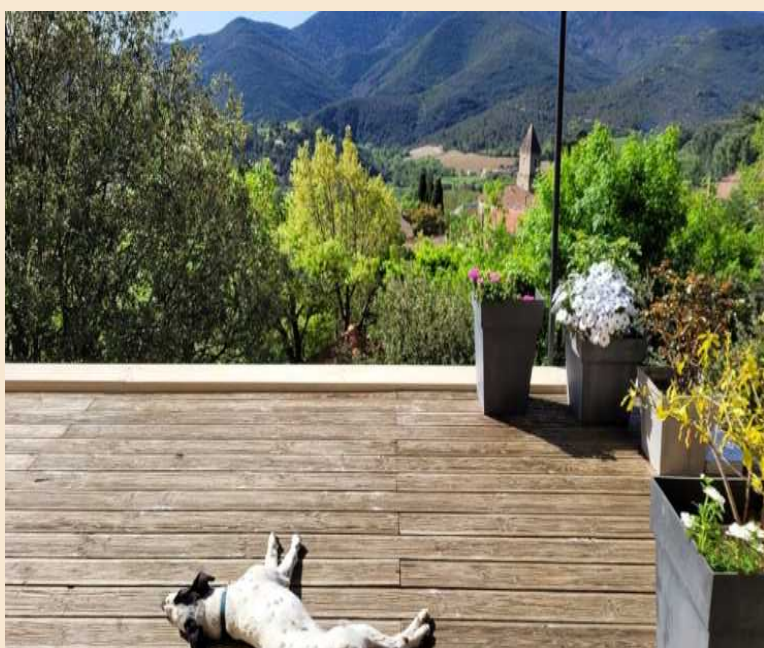


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## Beautiful Property With 125 M2 Of Living Space Plus 2 B&b Rooms On 1850...

**Olargues , Herault , Occitanie**



# €385,200

inc. of agency fees

4 Beds

3 Baths

Very nice village with a shops and restaurants, 10 minutes drive to Lamalou les Bains, 15 minutes to Olargues and 45 minutes to Beziers. Beautiful property nestled in spectacular countryside offering 125...

### At a Glance

**Reference** MFH-LFR-MOL385200E

**Bed** 4

**Near to** Olargues

**Bath** 3

**Pool** Yes

**Price** €385,200

**Land Tax** N/A

### Property Description

Very nice village with a shops and restaurants, 10 minutes drive to Lamalou les Bains, 15 minutes to Olargues and 45 minutes to Beziers.

Beautiful property nestled in spectacular countryside offering 125 m<sup>2</sup> of living space plus 2 independent en suite guest rooms of 20 m<sup>2</sup> each, providing comfortable and elegant accommodation with exceptional views. All set in lovely grounds of 1850 m<sup>2</sup>, offering plenty of space to relax and enjoy the natural beauty that surrounds you. Close to the Colombieres et Heric gorges. A must-see!

#### Main House

Ground = Entrance hall of 7.6 m<sup>2</sup> leading to a 7 m<sup>2</sup> office + equipped kitchen/living room of 30.8 m<sup>2</sup> (upper and lower cabinets, cooking hob, electric oven, dishwasher, extractor hood) leading to a terrace + lounge of 29 m<sup>2</sup> with magnificent views and access to the terrace + sleeping mezzanine of 12 m<sup>2</sup> accessible from the lounge.

1st = Hallway of 2.8 m<sup>2</sup> + bedrooms of 13.5 m<sup>2</sup> and 13 m<sup>2</sup> + bathroom of 6.4 m<sup>2</sup> (bathtub, sink, toilet).

Outside = 2 guest rooms of 20 m<sup>2</sup> each en suite with bathroom (shower, sink, toilet) with independent access.

Exterior = Total land area of 1850 m<sup>2</sup> + swimming pool + property on several levels.

Miscellaneous = Wood stove in all accommodations + electric heating + mains drainage + fiber optic + not subject to energy performance diagnostics + property tax of approximately 800 € + possibility to buy a building plot of 2000 m<sup>2</sup> for 97.200 €.

Price = 385.200 € (Superb quiet location, a must-see!)

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 : 51036

Property Size: 125 m<sup>2</sup>

Property Lot Size: 1,850 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: MOL385200E

#### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€385,200

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery







As Featured in

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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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