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Large Maison De Maitre With 3 Separate Accomodations On A 550 M2 Plot...

Bedarieux , **Herault** , **Occitanie**



€280,000

inc. of agency fees

5 Beds

3 Baths

Dynamic city with supermarkets, restaurants, cafes, train station, hospital, local busses, weekly markets, : in the heart of the Natural Park of Languedoc, 10 minutes from Faugeres, 35 minutes from Beziers...

At a Glance

Reference	MFH-LFR-B280000E	Near to	Bedarieux	Price	€280,000
Bed	5	Bath	3	Land Tax	N/A
		Pool	No		

Property Description

Dynamic city with supermarkets, restaurants, cafes, train station, hospital, local busses, weekly markets, : in the heart of the Natural Park of Languedoc, 10 minutes from Faugeres, 35 minutes from Beziers and 45 minutes from the beach !

Large Maison de Maitre dating from the early 1900s, with about 230 m2 of living space offering 3 separate accommodations (a main house of about 120 m2 and 2 apartments of about 55 m2 each), garage space of about 50 m2 and a work space of 45 m2 (gallery, commercial space, :), sitting on a plot of 550 m2 with three terraces, a well, and entirely enclosed garden spaces of about 250 m2 behind secure electric doors. Many potential options and endless flexibility for the acquirer. Within walking distance of all amenities in this charming and thriving mountain-town.

Ground = Garage space of about 50 m2 + workshop of about 45 m2.

1st = Large open-plan double-height living area of about 55 m2 with a large open fireplace and bay window leading to a south facing private terrace of about 20 m2 + light-filled open mezzanine area overlooking the main living space + one-bedroom apartment of about 55 m2 with separate external access.

2nd = Three bedrooms + two bathrooms + one-bedroom apartments of about 55 m2 with own separate external access.

Sundry = Some renovation and cosmetic work to foresee + the main accommodation has gas underfloor heating + electric wall heaters elsewhere + double-glazing + the shutters are a combination of both wood and modern electric + estimated amount of annual energy consumption for standard use: between 3677 € and 4975 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + town gas, mains water and main sewage systems + within walking distance of all amenities.

Price = 280.000 €

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

Property Id : 51220

Property Size: 230 m2

Property Lot Size: 550 m2

Bedrooms: 5

Bathrooms: 3

Reference: B280000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€280,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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