

[Click to view MFH-LFR-L198000EG](#)

Rare Stone House With About 160 M2 Of Living Space Offering 3 Bedrooms,...

Laurens , Herault , Occitanie



€198,000

inc. of agency fees

3 Beds

2 Baths

Pretty village with all amenities (school, restaurants, bar, :) situated 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the sea. Exceptionally rare house in stone (former accomodation...

At a Glance

Reference	MFH-LFR-L198000EG	Near to	Laurens	Price	€198,000
Bed	3	Bath	2	Land Tax	N/A
		Pool	No		

Property Description

Pretty village with all amenities (school, restaurants, bar, :) situated 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the sea.

Exceptionally rare house in stone (former accomodation of a distillery) with a living space of about 160 m2

offering 3 bedrooms, on a 671 m² plot. The house is very light as it is open on three sides, and the garden is accessible from the main kitchen and lounge which makes it very rare for a stone house. Close to all amenities.

Ground = Kitchen and dining room of 62 m² (hob, oven, upper and lower elements) + cosy lounge of 17.7 m² with working fire place + ironing room of 11.4 m² with large cupboards + spacious bathroom of 11.8 m² (shower, basin, toilet).

1st = Hallway of 5 m² + bedroom of 14,9 m² with access to a bedroom of 18,9 m² + bedroom of 11,8 m² + shower room of 8,9 m² (shower, basin, toilet) + possibility of extending the top floor by approximately 40 m² by creating an opening in one of the bedrooms and going over the lounge.

Outside = Pretty garden of 671 m² with solid shed to put garden furniture and tools.

Sundry = Electric heating + fire place + single glazing + annual property tax about 830 €.

Price = 198.000 € (An absolute 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

Property Id : 51304

Property Size: 160 m²

Property Lot Size: 671 m²

Bedrooms: 3

Bathrooms: 2

Reference: L198000EG

Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€198,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



Gallery





As Featured in

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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates