

[Click to view MFH-LFR-L194400E](#)

2 Charming Stone Houses, One To Be Modernised And The Other To Be Renovated,...

Laurens , Herault , Occitanie



€185,000

inc. of agency fees

2 Beds

2 Baths

Pretty hamlet with no shops just 5 minutes from Autignac and Laurens (villages with all shops and restaurants), 25 minutes from Beziers and 30 minutes from the beaches. 2 charming stone houses to modernise,...

At a Glance

Reference	MFH-LFR-L194400E	Near to	Laurens	Price	€185,000
Bed	2	Bath	2	Land Tax	N/A
		Pool	No		

Property Description

Pretty hamlet with no shops just 5 minutes from Autignac and Laurens (villages with all shops and restaurants), 25 minutes from Beziers and 30 minutes from the beaches.

2 charming stone houses to modernise, one spacious and offering 140 m² of living space including 2 bedrooms plus 3 pretty terraces (one with a roof terrace) of 18.6 m², 17 m² and 18 m² and 160 m² to renovate for the other with a 30 m² courtyard.

House 1 (to be modernised)

Basement = 30 m² stone cellar.

Ground = Entrance via stone staircase to 21 m² living room and 13.7 m² sitting room (leading to staircase B) opening onto a 15.7 m² room with access to an 18 m² terrace leading to the house to be renovated + 24 m² dining room/kitchen with access to staircase B + WC.

1st = Staircase B leading to a 13.3 m² bedroom en suite with a 3.7 m² bathroom to be renovated (washbasin, bathtub) opening onto a 20.6 m² bedroom (can be closed off) + 7 m² hall with access to a 17 m² semi-covered terrace + WC + 8.5 m² bathroom (2 washbasins, bathtub) + access to the 2nd floor roof terrace.

2nd = 18 m² roof terrace.

House 2 (to renovate)

2 floors of 55 m² to renovate + possibility of creating a 3rd floor of 55 m² + courtyard of 30 m² with independent access.

Miscellaneous = Provide heating + roofs in good condition + foresee total renovation for house B (except roof and floors) + not subject to energy performance diagnostics.

Price = 185.000 € (Great potential !)

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 : 57354

Property Size: 300 m²

Property Lot Size: 180 m²

Bedrooms: 2

Bathrooms: 2

Reference: L194400E

Other Features

Courtyard

Immediately Habitable

Outside space

Renovation required

Terrace

Summary

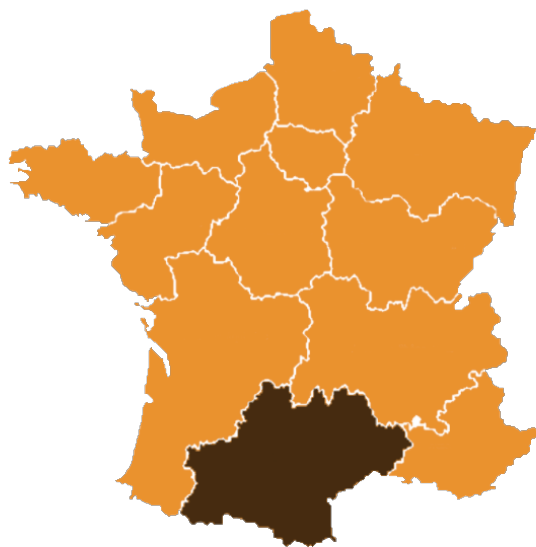
Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€185,000

Key Information

Property Features:

- Courtyard

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