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Great Opportunity For This Ensemble Of A Village House With 4 Bedrooms,...

Laurens , **Herault** , **Occitanie**



€131,000

inc. of agency fees

4 Beds

Sought-after village with all amenities (school, restaurants, bar, butchery, bakery, medical centre, sport facilities :) situated near the natural park of the Languedoc, 20 minutes from Beziers, 20 minutes...

At a Glance

Reference MFH-LFR-L131000E
Bed 4

Near to Laurens
Pool No

Price €131,000
Land Tax N/A

Property Description

Sought-after village with all amenities (school, restaurants, bar, butchery, bakery, medical centre, sport facilities :) situated near the natural park of the Languedoc, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the sea.

Great opportunity for this ensemble of a village house with about 92 m² of living space, 4 bedrooms, with many original features, beautiful private courtyard and 2 barns covering a whole block, with access from two different streets. Possibility of making two separate dwellings. A must see in brilliantly situated village.

Ground = Lounge of 23 m² through to a non fitted kitchen of 11 m² with original working open fire place and sink.

1st = Landing of 3 m² + bedroom of 15 m² + bedroom of 12 m².

2nd = Landing of 3 m² + bedroom of 15 m² + bedroom of 12 m².

Annexes = Barn of 88 m² with workshop and utilities + barn of 41 m² with a floor which could accommodate a separate flat with an independent entrance.

Outside = Courtyard of 40 m² with shower and WC.

Sundry = Foresee to create a bathroom + not subject to energy performance diagnostics + annual property tax of 600 €.

Price = 131.000 €

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 : 53085

Property Size: 223 m²

Property Lot Size: 320 m²

Bedrooms: 4

Reference: L131000E

Other Features

Courtyard

Immediately Habitable

Outside space

Renovation required

Rental Potential

Summary

Property type: Village house
Bedrooms: 4
Price: €131,000

Key Information

Property Features:

- Courtyard

Location: Occitanie



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