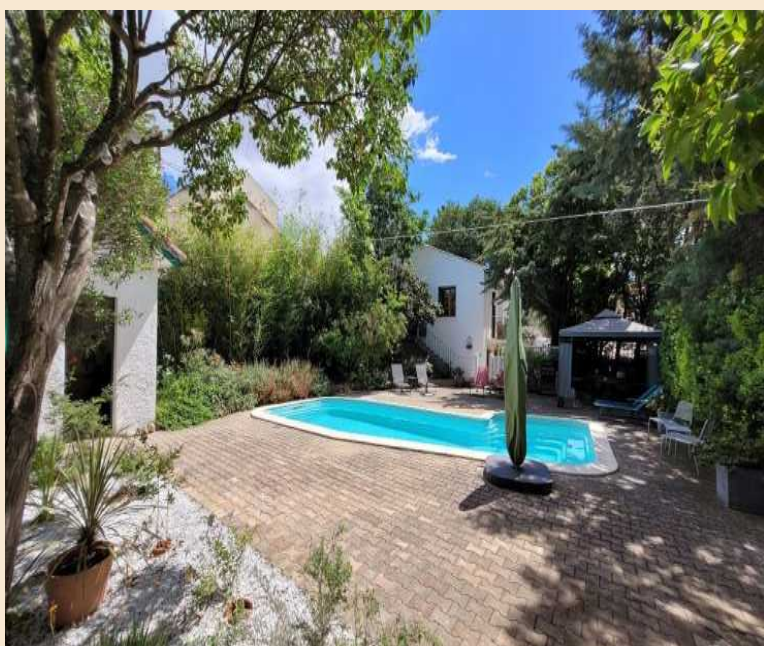


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Very Pretty Renovated Village House Offering 110 M2 Living Space On 639...

Corneilhan , **Herault** , **Occitanie**



€385,000

inc. of agency fees

3 Beds

2 Baths

Pretty village with all shops and supermarkets, a few restaurants, 10 minutes from Beziers, 10 minutes from the river Orb, 15 minutes from the Canal du Midi and 25 minutes from the beaches. Charming, fully...

At a Glance

Reference MFH-LFR-TC399900EB

Bed 3

Near to Corneilhan

Bath 2

Pool Yes

Price €385,000

Land Tax N/A

Property Description

Pretty village with all shops and supermarkets, a few restaurants, 10 minutes from Beziers, 10 minutes from the river Orb, 15 minutes from the Canal du Midi and 25 minutes from the beaches.

Charming, fully renovated house of 110 m2 of living space on a 639 m2 plot, ideally situated in the heart of

the village. This property combines the charm of a cottage with modern comforts, offering a superbly pleasant living environment. You'll love the pretty garden, perfect for relaxing outdoors, and the swimming pool, ideal for hot summer days. What's more, there's a workshop that can be converted, offering plenty of potential uses. A cosy house, quite unique in its kind, combining comfort, style and functionality.

Ground = 13 m² hall/study with cupboard + 14 m² bedroom with access to the courtyard + 20 m² en suite bedroom with 5.6 m² shower room (Italian shower, washbasin, WC).

1st = Entrance via balcony onto 39 m² fitted kitchen/living room (wall and base units, 2 ovens, gas hob, dishwasher, fridge/freezer) with wood-burning stove + 1.6 m² hall + 9 m² bedroom + 5.5 m² bathroom (bath, walk-in shower, washbasin, WC).

Exterior = Large balcony with access to the garden + courtyard with space for one vehicle + garden with swimming pool (8×4 m, chlorine) + workshop of about 20 m² + small 12 m² annexe in the garden converted into an office + vegetable plot on a lower level.

Miscellaneous = Electric heating (portable) and wood burner + 1248 € property tax + double glazing + possibility of negotiating some furniture + estimated amount of annual energy consumption for standard use: between 866 € and 1172 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions)

Price = 385.000 € (Charming and cosy !)

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 : 57454

Property Size: 110 m²

Property Lot Size: 639 m²

Bedrooms: 3

Bathrooms: 2

Reference: TC399900EB

Other Features

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool
Terrace
With Land/Garden

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€385,000

Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

Location: Occitanie



Gallery







As Featured in

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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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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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