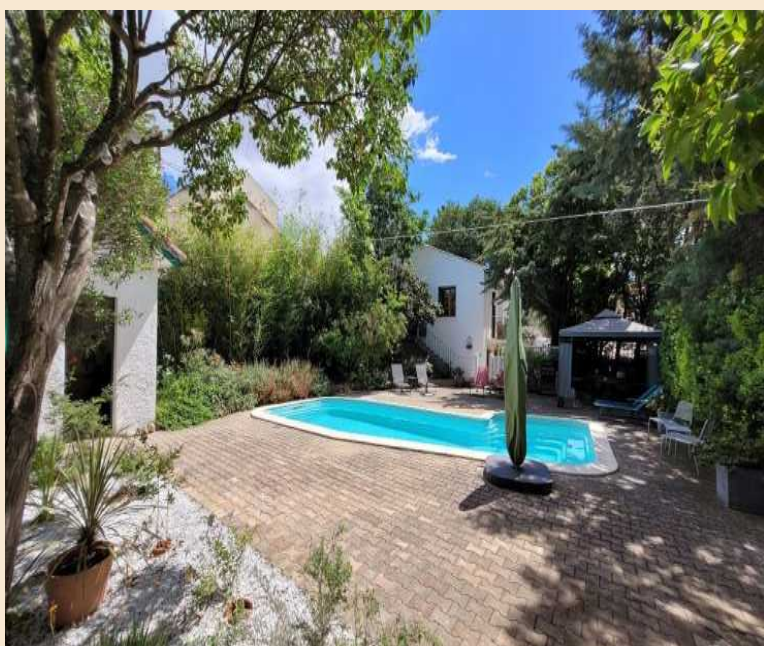


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## Very Pretty Renovated Village House Offering 110 M2 Living Space On 639...

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



# €399,900

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** €399,900

**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 m<sup>2</sup> hall/study with cupboard + 14 m<sup>2</sup> bedroom with access to the courtyard + 20 m<sup>2</sup> en suite bedroom with 5.6 m<sup>2</sup> shower room (Italian shower, washbasin, WC).

1st = Entrance via balcony onto 39 m<sup>2</sup> fitted kitchen/living room (wall and base units, 2 ovens, gas hob, dishwasher, fridge/freezer) with wood-burning stove + 1.6 m<sup>2</sup> hall + 9 m<sup>2</sup> bedroom + 5.5 m<sup>2</sup> 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 m<sup>2</sup> + small 12 m<sup>2</sup> 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 = 399.900 € (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](http://georisques.gouv.fr)

Property Id : 53142

Property Size: 110 m<sup>2</sup>

Property Lot Size: 639 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: TC399900EB

### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

## Summary

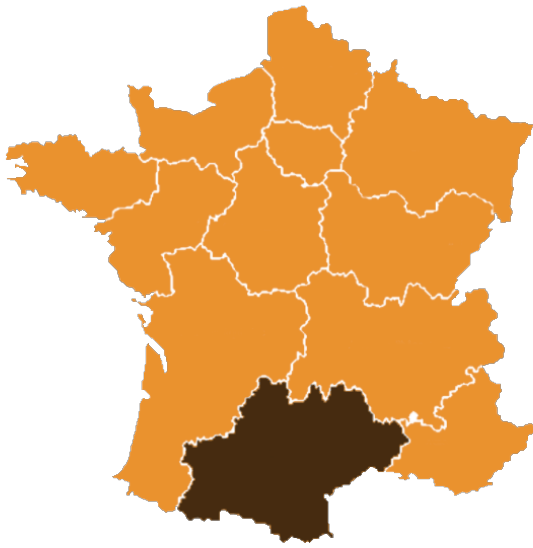
Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€399,900

## Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

## 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

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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.

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**C. BAUER – Sunday Times**

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