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## Charming Village House Full Of Character With 3 Bedrooms, 3 Bathrooms...

**Olonzac** , **Herault** , **Occitanie**



**€176,000**

inc. of agency fees

3 Beds

3 Baths

Picturesque village with all shop,  
located at 10 minutes from the  
Jouarres Lake, 10 minutes from  
Olonzac and 50 minutes from the  
beach !Charming village...

### At a Glance

**Reference** MFH-LFR-LO176000E  
**Bed** 3

**Near to** Olonzac  
**Bath** 3  
**Pool** No

**Price** €176,000  
**Land Tax** N/A

### Property Description

Picturesque village with all shop, located at 10 minutes from the Jouarres Lake, 10 minutes from Olonzac and 50 minutes from the beach !

Charming village house full of character, entirely renovated, offering a living space of 105 m2 with 3

bedrooms (2 en suite), 3 bath/shower rooms, a pleasant lounge, a fully equipped kitchen, and a magnificent courtyard of about 40 m2 with view on the church, in a quiet location right in the heart of a picturesque village !

Ground = Entrance on fully equipped kitchen of 17.10 m2 (lower units, electric oven, washing machine, gas hob, sink, hood, beautiful working plan) + charming lounge of 22 m2 with stone exposed wall and french windows leading on courtyard + magnificent courtyard of about 40 m2, full of charm, south facing and with beautiful view on the church.

1st = Hall of 2.80 m2 + master bedroom of 14.36 m2 with its en suite bathroom of 2.97 m2 (bath, WC, basin unit, towel dryer) + hall of 3.41 m2 + shower room of 3.59 m2 (shower, WC, basin unit, towel dryer) + bedroom of 16.30 m2 (beautiful stone wall).

2nd = Master bedroom of 22.82 m2 with en suite shower room (shower, WC, basin unit).

Exterior = Charming courtyard of about 40 m2, south facing, full of charm, with view on the church.

Extras = Fully renovated + double glazing + electric heating + reversible air conditioning + wooden shutters + door custom made and iron work done by a local blacksmith artist + sold fully furnished + roof in good condition + estimated amount of annual energy consumption for standard use: between 1066 € and 1442 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + parking nearby + annual property tax of about 800 €.

Price = 176.000 € (Super charming !)

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 : 57063

Property Size: 105 m2

Property Lot Size: 110 m2

Bedrooms: 3

Bathrooms: 3

Reference: LO176000E

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Rental Potential  
Terrace

## Summary

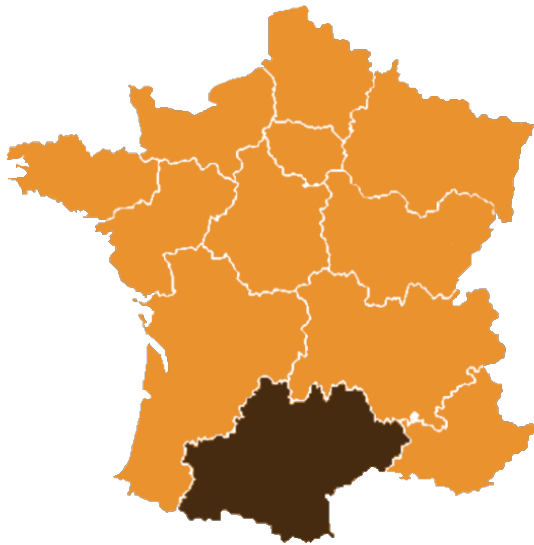
Property type:	Village house
Bedrooms:	3
Bathrooms	3
Price	€176,000

## Key Information

Property Features:

- Courtyard

## Location: Occitanie





## Gallery















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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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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.

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