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# Charming Village House With 3 Bedrooms, Garage, Patio And Covered Terrace

Thezan Les Beziers, Herault, Occitanie



€126,500

inc. of agency fees

3 Beds

1 Baths

Dynamic circulade village with all shops (bars, restaurants, bakeries, butcher, supermarkets:) located at 5 minutes from Saint-Genies de Fontedit, 15 minutes from Beziers and 25 minutes from the beach...

#### At a Glance

**Reference** MFH-LFR-MT126500EB

Bed 3

**Near to** Thezan Les Beziers

Bath 1

Pool No

**Price** €126,500

Land Tax N/A

## **Property Description**

Dynamic circulade village with all shops (bars, restaurants, bakeries, butcher, supermarkets:) located at 5 minutes from Saint-Genies de Fontedit, 15 minutes from Beziers and 25 minutes from the beach!

Charming village house, with 85 m2 of living space, offering 3 bedrooms, 1 shower room, a lounge, a kitchen, a garage, a patio and a pleasant covered terrace! In the centre, walking distance to the shops, on a quiet street!

Ground = Large entrance hall of 11.48 m2 with cupboard + garage of 32 m2 with garage and workshop.

1st = Corridor of 8 m2 with cupboard + equipped kitchen of 8.87 m2 (lower units, electric cooker, dish washer, hood, fridge) + lounge of 16.45 m2 + shower room of 4.84 m2 (shower, basin unit and cupboard) + WC of 0.95 m2 + access to the patio.

2nd = Corridor of 3 m2 + bedroom/office of 9 m2 with cupboard and access on terrace + bedroom of 9.22 m2 + bedroom of 12.27 m2 with built in cupboards.

Exterior = Pleasant patio of 10 m2, not overlooked + pleasant covered terrace of 8 m2.

Extras = Electric heating + double glazing + manual rolling shutters + tiled floor + main sewage + roof in good condition + annual land tax of about  $700 \in$ .

Price = 126.500 € (Ideal 1st investment or as a holiday home!)

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: 54064 Property Size: 85 m2 Property Lot Size: 73 m2

Bedrooms: 3
Bathrooms: 1

Reference: MT126500EB

### **Other Features**

Courtyard
Immediately Habitable
Latest properties
Outside space
Private parking/Garage
Rental Potential
Terrace

# **Summary**

Property type: Village house

Bedrooms: 3
Bathrooms 1

Price €126,500

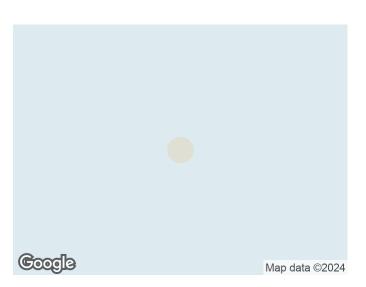
# **Key Information**

Property Features:

Courtyard

## **Location: Occitanie**



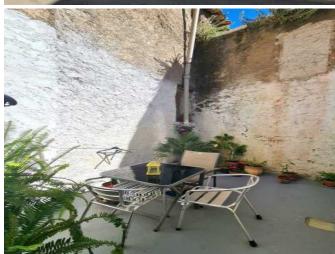


# Gallery



















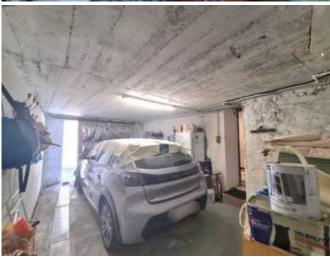














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#### C. BAUER – Sunday Times

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S. and L. BROWN



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