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Old Winery Transformed Into An Habitation With 3 Bedrooms And A Pleasant...

Saint Chinian , Herault , Occitanie



€126,500
inc. of agency fees

3 Beds

1 Baths

Charming village well known for its delicious restaurants and good wine, located at 5 minutes from Saint-Chinian, 35 minutes from Beziers and 40 minutes from the beach ! Old winery transformed into an...

At a Glance

Reference MFH-LFR-AC126500E

Bed 3

Near to Saint Chinian

Bath 1

Pool No

Price €126,500

Land Tax N/A

Property Description

Charming village well known for its delicious restaurants and good wine, located at 5 minutes from Saint-Chinian, 35 minutes from Beziers and 40 minutes from the beach !

Old winery transformed into an habitation with 88 m2 of living space, offering 3 bedrooms, 1 shower room, a laundry room, a kitchen, a living room (lounge/dining room) plus a pleasant south-east terrace with nice view ! Parking nearby !

Ground = Entrance on living room (lounge/dining) of 28.44 m2 + laundry room of 3.60 m2 + hall of 2.50 m2 + kitchen of 6.28 m2 (lower units, sink, electric oven, hob) + WC of 1.43 m2.

1st = Corridor of 8 m2 + bedroom of 13.84 m2 with beautiful exposed stone wall and access to the terrace + bedroom of 11.80 m2 + bedroom of 10.31 m2 + shower room of 4 m2 (shower, basin unit, WC).

Exterior = A pleasant terrace of 15 m2, south-east facing and with beautiful views.

Extras = Reversible air conditioning + electric heating + tiling floor + roof in good condition + electric rolling shutters + annual property tax of 780 € + estimated amount of annual energy consumption for standard use: between 570 € and 810 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 126.500 € (Ideal for a 1st investment or as 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 : 54107

Property Size: 88 m2

Property Lot Size: 85 m2

Bedrooms: 3

Bathrooms: 1

Reference: AC126500E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Summary

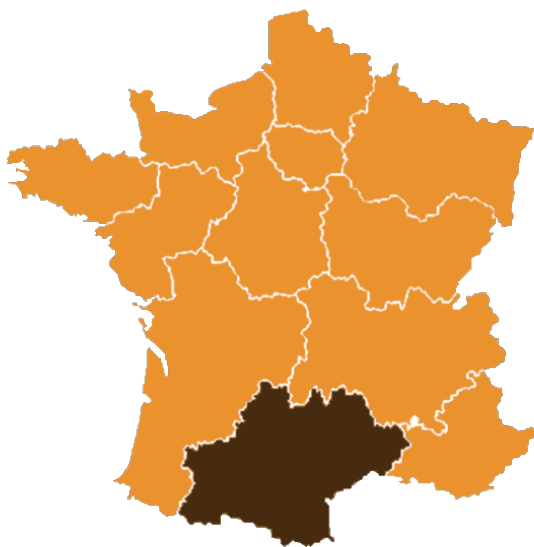
Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€126,500

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



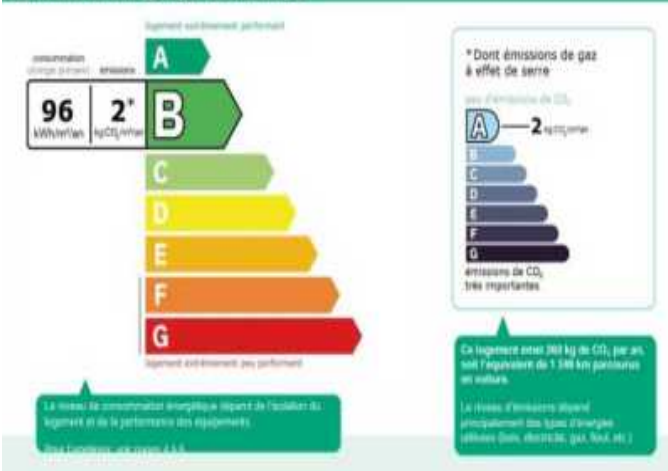
Gallery







Performance énergétique et climatique



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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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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.

S. and L. BROWN



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