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Winegrower's House With 135 M2 Living Space, Terrace With Views And Courtyard/garden...

Laurens , Herault , Occitanie



€229,000

inc. of agency fees

4 Beds

1 Baths

Nice village with all shops, cafes, restaurants, primary and secondary schools, : 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways and 25 minutes from the beaches. Pretty winegrower's...

At a Glance

Reference MFH-LFR-ML229000E

Bed 4

Near to Laurens

Bath 1

Pool No

Price €229,000

Land Tax N/A

Property Description

Nice village with all shops, cafes, restaurants, primary and secondary schools, : 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways and 25 minutes from the beaches.

Pretty winegrower's house, situated in a quiet lane 2 minutes from the village centre, offering 135 m² of living space including 3/4 bedrooms, with a terrace and views, and a small garden/yard of 75 m². Some work required.

Ground = 65 m² garage + access to garden.

1st = 11 m² entrance hall + 45.8 m² sitting room with patio doors to terrace opening onto 6.3 m² fitted kitchen (sink, base units, gas hob, extractor, electric oven, fireplace) and access to terrace + WC with washbasin + 10.7 m² study/bedroom.

2nd = 9 m² hall + 3 bedrooms of 11 m², 11 m² and 22.3 m² + 7 m² bathroom (bath, washbasin, WC).

Exterior = Nice terrace of approximately 15 m² + courtyard/garden of 75 m².

Miscellaneous = Oil central heating (boiler needs to be fixed) + property tax of about 900 € + some work to plan on the roof.

Price = 229.000 € (Pretty winegrower's house with character)

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 : 54152

Property Size: 135 m²

Property Lot Size: 139 m²

Bedrooms: 4

Bathrooms: 1

Reference: ML229000E

Other Features

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€229,000

Key Information

Property Features:

- Courtyard

Location: Occitanie

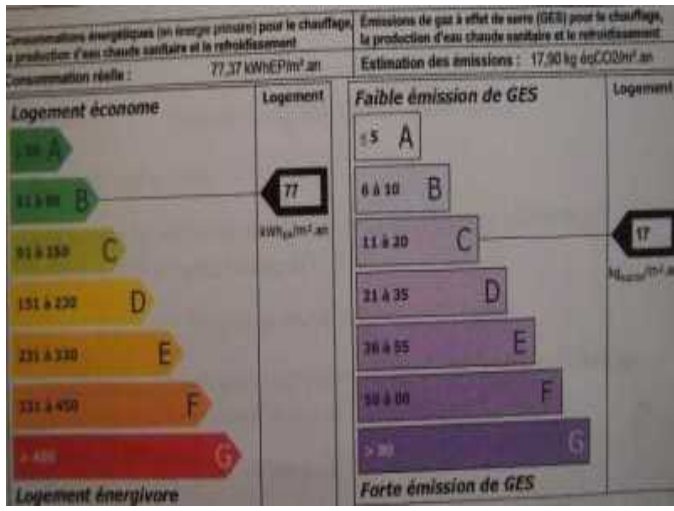


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C. BAUER – Sunday Times

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