Click to view MFH-LFR-ML229000E

# 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  $900 \in$  + 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** 



# Gallery



























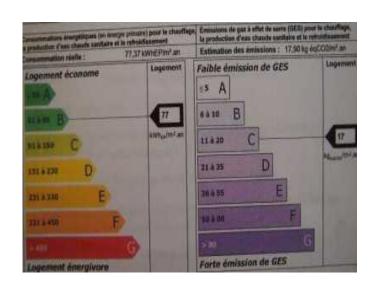














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## C. BAUER – Sunday Times

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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