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## Charming Character Village House With 4 Bedrooms, 3 Shower Rooms, Large...

**Capestang** , **Herault** , **Occitanie**



**€253,800**

inc. of agency fees

4 Beds

3 Baths

Dynamic village with all shops (cafes, restaurants, bakeries, supermarkets:) located at 5 minutes from Capestang and the Canal du Midi, 25 minutes from Beziers and 30 minutes from the beach !Charming...

### At a Glance

**Reference** MFH-LFR-PC247500EB

**Bed** 4

**Near to** Capestang

**Bath** 3

**Pool** No

**Price** €253,800

**Land Tax** N/A

### Property Description

Dynamic village with all shops (cafes, restaurants, bakeries, supermarkets:) located at 5 minutes from Capestang and the Canal du Midi, 25 minutes from Beziers and 30 minutes from the beach !

Charming character village house with a living space of 160 m2 offering a kitchen, a large dining room, a

laundry area, 4 bedrooms (one master), 3 shower rooms, a large garage, plus a pleasant courtyard of 50 m<sup>2</sup> and a terrace of 22 m<sup>2</sup>. Quiet area, at walking distance to the center !

Ground = Entrance on kitchen of 20 m<sup>2</sup> (lower and higher units, gas cooker, fridge, double sink, dish washer, cupboards) with access to the garage + laundry area/shower room of 5.12 m<sup>2</sup> (WC, shower, sink, working plan, washing machine) + large dining room of 24 m<sup>2</sup> with access to the courtyard + pleasant and beautiful courtyard of 50 m<sup>2</sup> with a pergola and access to the terrace + large garage of 43 m<sup>2</sup> (room for several cars).

1st = Hall of 4.68 m<sup>2</sup> + bedroom of 13.67 m<sup>2</sup> + master bedroom of 17 m<sup>2</sup> with en suite shower room (shower, WC, cupboards basin unit, towel dryer) + corridor of 2.19 m<sup>2</sup> + WC of 2.10 m<sup>2</sup> with wash hand basin + shower room of 3.77 m<sup>2</sup> (shower, sink) + spacious lounge of 30.74 m<sup>2</sup> with wooden parquet floor and access to the terrace + nice terrace of 22 m<sup>2</sup>, not overlooked.

2nd = Hall of 3.40 m<sup>2</sup> + bedroom of 15.47 m<sup>2</sup> + bedroom of 16.12 m<sup>2</sup> with a cupboard of 2.56 m<sup>2</sup>.

Exterior = A pleasant and beautiful courtyard of 50 m<sup>2</sup> with a pergola + a terrace of 22 m<sup>2</sup> on the 1st floor, not overlooked.

Extras = Reversible air conditioning + double glazing + tiled floor + parquet + on main sewage + annual land tax of 1092 € + estimated amount of annual energy consumption for standard use: between 1340 € and 1890 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 253.800 € (Spacious ! 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 : 55027

Property Size: 160 m<sup>2</sup>

Property Lot Size: 165 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: PC247500EB

### **Other Features**

Courtyard

Immediately Habitable

Near the coast

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

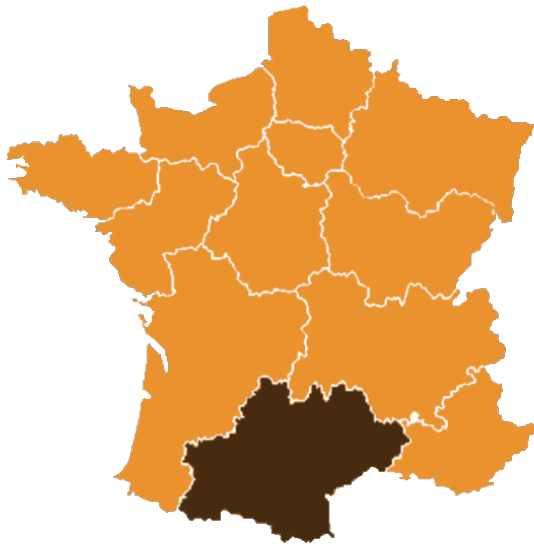
Property type:	Village house
Bedrooms:	4
Bathrooms	3
Price	€253,800

## Key Information

Property Features:

- Courtyard

## Location: Occitanie



## Gallery











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**C. BAUER – Sunday Times**

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