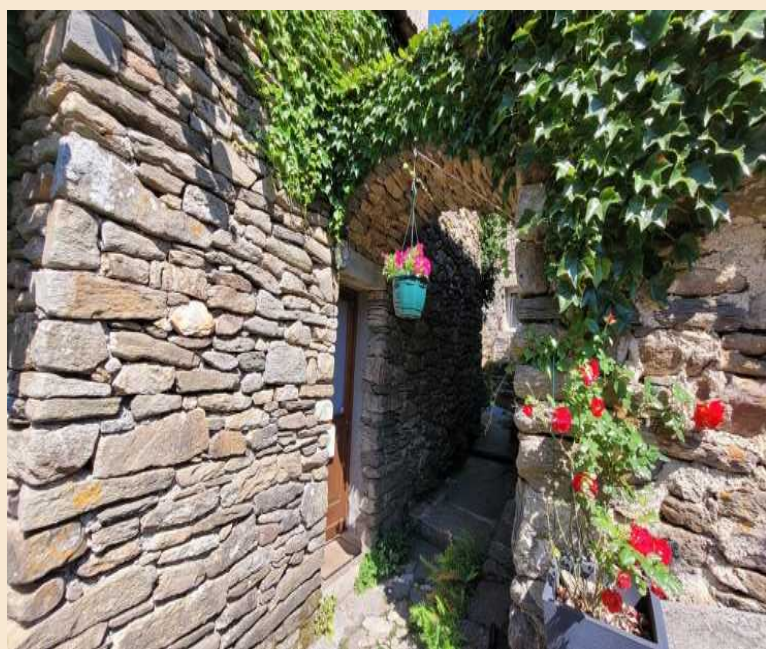


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## Pretty 37 M2 Stone House In The Heart Of The Scrubland Of The Haut Languedoc...

Rosis , Herault , Occitanie



**€128,520**

inc. of agency fees

1 Beds

1 Baths

Hamlet without shops at 900 m altitude, 20 minutes from Lamalou les Bains (town with all amenities), 20 minutes from St Gervais sur Mare and Herepian,...

### At a Glance

**Reference** MFH-LFR-R153360E  
**Bed** 1

**Near to** Rosis  
**Bath** 1  
**Pool** No

**Price** €128,520  
**Land Tax** N/A

### Property Description

Hamlet without shops at 900 m altitude, 20 minutes from Lamalou les Bains (town with all amenities), 20 minutes from St Gervais sur Mare and Herepian, 20 minutes from Gorges d'Heric, 1 hour from Beziers and around 1h15 from the beaches, 1h30 from Montpellier.

Nestling in the heart of a famous hamlet of resistance fighters, this very pretty stone cottage offers 37 m<sup>2</sup> (one bedroom) and is sold furnished. Every detail has been carefully restored to preserve the authenticity and charm of the old, while offering modern comforts. This beautiful house has a pretty courtyard with uninterrupted views. It promises total immersion in the history and natural beauty of the region. Perfect for lovers of tranquillity and authenticity!

Ground = Entrance into living room with 19 m<sup>2</sup> fitted kitchen with wood-burning stove and access to a 21 m<sup>2</sup> terrace.

1st= 2 m<sup>2</sup> hall + 12 m<sup>2</sup> bedroom + 3.3 m<sup>2</sup> shower room (shower, washbasin, WC).

Miscellaneous = Heating with wood-burning stove + property tax of about 220 Euros + not subject to energy performance diagnostics + quality materials + superb slates roof + rented for 510 Euros/week.

Price = 128.520 Euros (For lovers of peace, history and stone !)

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 : 66945

Property Size: 37 m<sup>2</sup>

Bedrooms: 1

Bathrooms: 1

Reference: R153360E

### **Other Features**

Immediately Habitable

Latest properties

Rental Potential

Terrace

## Summary

Property type:	House
Bedrooms:	1
Bathrooms	1
Price	€128,520

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie





## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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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**

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