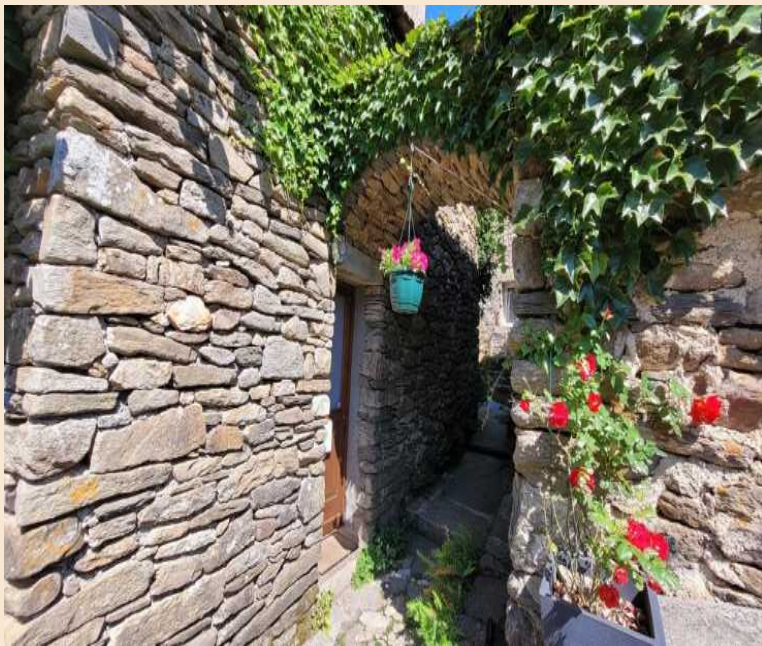


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Pretty 37 M2 Stone House In The Heart Of The Scrubland Of The Haut Languedoc...

Rosis , Herault , Occitanie



€138,240

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, 20 minutes from Gorges d'Heric, 1 hour from Beziers...

At a Glance

Reference MFH-LFR-R153360E

Near to Rosis

Price €138,240

Bed 1

Bath 1

Land Tax N/A

Pool No

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 m² (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 m² fitted kitchen with wood-burning stove and access to a 21 m² terrace.

1st= 2 m² hall + 12 m² bedroom + 3.3 m² shower room (shower, washbasin, WC).

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

Price = 138.240 € (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

Property Id : 60762

Property Size: 37 m²

Bedrooms: 1

Bathrooms: 1

Reference: R153360E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Summary

Property type:	House
Bedrooms:	1
Bathrooms	1
Price	€138,240

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



Gallery





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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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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.

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