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## Charming Characterfull Village House With 3 Bedrooms, 2 Bathrooms And...

**Saint Chinian , Herault , Occitanie**



**€232,000**

inc. of agency fees

3 Beds

2 Baths

Hamlet without shops, but only 2 minutes from Saint-Chinian, 5 minutes from Cessenon-sur-Orb and 40 minutes from the beach ! Charming characterfull village house entirely renovated, offering a living space...

### At a Glance

<b>Reference</b>	MFH-LFR-PS232000E	<b>Near to</b>	Saint Chinian	<b>Price</b>	€232,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Hamlet without shops, but only 2 minutes from Saint-Chinian, 5 minutes from Cessenon-sur-Orb and 40 minutes from the beach !

Charming characterfull village house entirely renovated, offering a living space of 118 m2, it is composed of

3 bedrooms (2 are masters), 2 bathrooms/shower rooms, several lounges, a fully equipped kitchen, a cellar and a pleasant roof terrace, not overlooked. Charming with some character ! Quiet and parking spaces nearby !

Ground = Cellar of about 12 m<sup>2</sup> + entrance on fully equipped kitchen of 16.94 m<sup>2</sup> (lower units sink, electric oven, fridge, dish washer, central island and beautiful travertin floor) + WC of 2.04 m<sup>2</sup> + lounge of 12.91 m<sup>2</sup> (wooden parquet floor).

1st = Hall of 1 m<sup>2</sup> + bedroom of 14.73 m<sup>2</sup> + corridor of 4.43 m<sup>2</sup> + master bedroom of 24.33 m<sup>2</sup> comprising a bedroom of 14.02 m<sup>2</sup> and en suite bathroom of 10.31 m<sup>2</sup> (basin unit, bath, WC, laundry area).

2nd = Bedroom of 15.56 m<sup>2</sup> with en suite shower room (basin unit, italian walk-in shower) + lounge of 25 m<sup>2</sup> + WC of 2 m<sup>2</sup> + access to the terrace of 12 m<sup>2</sup>.

Exterior = A superb terrace of 12 m<sup>2</sup>, very charming, not overlooked !

Extras = Entirely renovated (electricity, plumbing, interior:) + possibility of being sold fully furnished + reversible air conditioning + double glazing + wooden shutters + parquet and tiled floors + on main sewage + roof is good + estimated amount of annual energy consumption for standard use: between 1110 € and 1550 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 430 € only.

Price = 232.000 € (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 : 55518

Property Size: 118 m<sup>2</sup>

Property Lot Size: 64 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: PS232000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Rental Potential



Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€232,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie

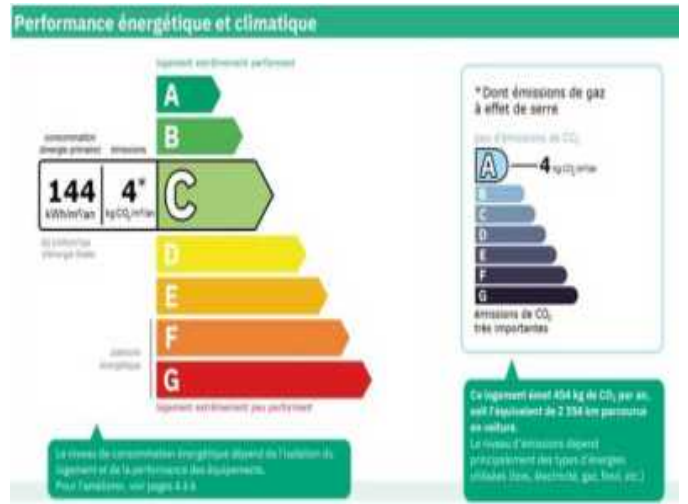


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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with 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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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**

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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