

[Click to view MFH-LFR-AL155000E](#)

Cosy Village House With 92 M2 Living Space And Roof Terrace In A Charming...

Laurens , Hérault , Occitanie



€135,000

inc. of agency fees

2 Beds

2 Baths

Nice village with all shops, grocery, bakery, bar/restaurant, schools, 20 minutes from Beziers and 25 minutes from the beaches. Charming, cosy village house offering around 92 m2 of living space on 3 levels,...

At a Glance

Reference	MFH-LFR-AL155000E	Near to	Laurens	Price	€135,000
Bed	2	Bath	2	Land Tax	N/A
		Pool	No		

Property Description

Nice village with all shops, grocery, bakery, bar/restaurant, schools, 20 minutes from Beziers and 25 minutes from the beaches.

Charming, cosy village house offering around 92 m2 of living space on 3 levels, including 2 bedrooms, 2

shower rooms, plus an 18 m² roof terrace with lovely views over the village. Ideal for holidays or seasonal lets.

Basement = 2 cellar workshops of 18 m² and 13.5 m² (bike storage etc.)

Ground (2 steps) = Entrance into 18 m² fitted kitchen (hob, extractor fan, oven, sink, fridge) + 13.5 m² sitting room with access to balcony + 3.3 m² shower room (WC, washbasin, shower).

1st= 1.8 m² hall + 13.7 m² bedroom + 11.6 m² bedroom with access to shower room + 7.3 m² shower room (shower, washbasin, WC).

2nd = 22 m² room with access to a 18 m² terrace.

Miscellaneous = Heating required + pleasant and very private terrace + not subject to energy performance diagnostics + land tax of about 650 €.

Price = 135.000 € (Very cosy house with terrace !)

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 : 62233

Property Size: 92 m²

Bedrooms: 2

Bathrooms: 2

Reference: AL155000E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Summary

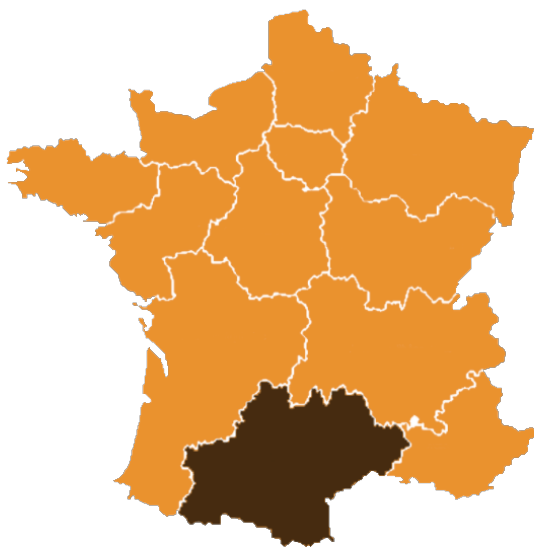
Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€135,000

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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates