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

Laurens, Herault, 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...

At a Glance

Reference MFH-LFR-AL155000E

Near to Laurens

Price €135,000

Bed 2

Bath

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 $650 \in$.

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 Size: 02 m

Property Size: 92 m2

Bedrooms: 2
Bathrooms: 2

Reference: AL155000E

Other Features

Immediately Habitable
Outside space
Rental Potential

Terrace

Summary

Property type: Village house

Bedrooms: 2 2 Bathrooms

€135,000 Price

Key Information

Property Features: Immediately Habitable

Location: Occitanie



Gallery







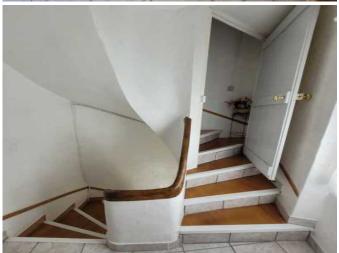


















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S. and L. BROWN



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