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

Laurens , Hérault , Occitanie



# €155,000

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

<b>Reference</b>	MFH-LFR-AL155000E	<b>Near to</b>	Laurens	<b>Price</b>	€155,000
<b>Bed</b>	2	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	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 m<sup>2</sup> roof terrace with lovely views over the village. Ideal for holidays or seasonal lets.

Basement = 2 cellar workshops of 18 m<sup>2</sup> and 13.5 m<sup>2</sup> (bike storage etc.)

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

1st = 1.8 m<sup>2</sup> hall + 13.7 m<sup>2</sup> bedroom + 11.6 m<sup>2</sup> bedroom with access to shower room + 7.3 m<sup>2</sup> shower room (shower, washbasin, WC).

2nd = 22 m<sup>2</sup> room with access to a 18 m<sup>2</sup> terrace.

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

Price = 155.000 € (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](http://georisques.gouv.fr)

Property Id : 55493

Property Size: 92 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

Reference: AL155000E

### **Other Features**

Immediately Habitable

Outside space

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€155,000

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery







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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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