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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

Reference	MFH-LFR-AL155000E	Near to	Laurens	Price	€155,000
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 = 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

Property Id : 55493

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
Bathrooms	2
Price	€155,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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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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