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## Annexe Of A Former Priory, Converted Into A Furnished Apartment Among...

Pezenas , Hérault , Occitanie



# €262,500

inc. of agency fees

2 Beds

1 Baths

Located 2.5 kilometres from a lovely village with all shops, cafes/restaurants, 20 minutes from Beziers, 5 minutes from Pezenas and 25 minutes from the coast. Annexe of a former priory, converted into...

### At a Glance

<b>Reference</b>	MFH-LFR-AP262500E	<b>Near to</b>	Pezenas	<b>Price</b>	€262,500
<b>Bed</b>	2	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Located 2.5 kilometres from a lovely village with all shops, cafes/restaurants, 20 minutes from Beziers, 5 minutes from Pezenas and 25 minutes from the coast.

Annexe of a former priory, converted into a furnished apartment of 91 m2 with 2 bedrooms and an equipped

kitchen. The whole landscaped park (9645 m2) of the priory and the 2 swimming pools are in coproperty between the owners of each cottage. Private terrace of 20.5 m2. Excellent rental income! Superb setting! Rare.

Ground = Living room/equipped kitchen de 41 m2 + mezzanine of 5 m2 + bedroom of 10 m2 + chambre of 30 m2 + bathroom of 4 m2 (bath and washbasin) + wc.

Exterior = Landscaped park all around the property with table tennis and 2 pools (one heated, one with a children mini pool) + the property is located on the bank of a small lovely stream.

Sundry = Electrical heating + annual land tax of about 550 € + new plumbing and electricity + peaceful location in the heart of the vineyards + coproperty charges of about 1200 €/year (maintenance of garden/pool etc..) + apartment rented 550 €/760 €/950€/1050€ in low/mid/high/very high season (possibility to keep the same rental company) + borehole (free water plus town water + septic tank + internet connexion + pets forbidden + estimated amount of annual energy consumption for standard use: between 515 € and 697 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 262.500 €

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 : 55684

Property Size: 66 m2

Bedrooms: 2

Bathrooms: 1

Reference: AP262500E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€262,500

## Key Information

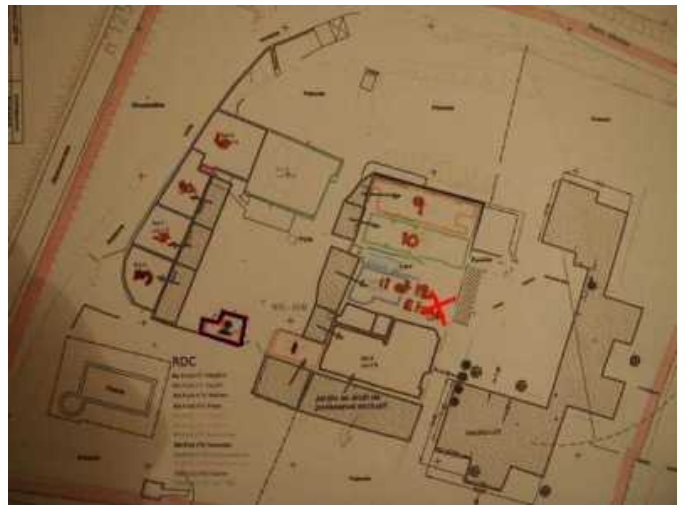
Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

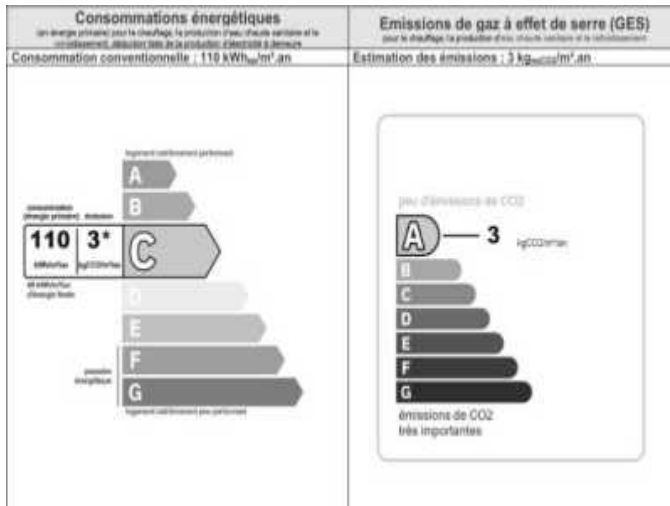
## Location: Occitanie



## Gallery







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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.

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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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