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## Winegrower's House To Refresh With 4 Bedrooms, A Terrace And 2 Large Garages,...

Causses Et Veyran , Herault , Occitanie



**€176,000**

inc. of agency fees

4 Beds

1 Baths

Picturesque village with cafe and bread delivery machine, located at 10 minutes from Cessenon-sur-Orb, 30 minutes from Beziers and 40 minutes from the beach !Winegrower's house to refresh, offering a...

### At a Glance

<b>Reference</b>	MFH-LFR-SC176000E	<b>Near to</b>	Causses Et Veyran	<b>Price</b>	€176,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Picturesque village with cafe and bread delivery machine, located at 10 minutes from Cessenon-sur-Orb, 30 minutes from Beziers and 40 minutes from the beach !

Winegrower's house to refresh, offering a living space of 147 m<sup>2</sup> comprising 4 bedrooms, a living room with open kitchen, a bathroom, a terrace/balcony of 12 m<sup>2</sup> plus 2 large garages of more than 210 m<sup>2</sup> ! Quiet area !

Ground = 2 large garages of more than 210 m<sup>2</sup> with old wine caves.

1st = Hallway of 5.77 m<sup>2</sup> + bedroom of 10.56 m<sup>2</sup> + bedroom of 10.58 m<sup>2</sup> + WC of 1.89 m<sup>2</sup> + bathroom of 7.47 m<sup>2</sup> (italian walk-in shower, bath, double basin unit, WC) + living room of 41.64 m<sup>2</sup> comprising a dining area, an open kitchen with (bar, washing machine, dish washer, micro waves, electric oven, hood, lower and higher units) and a lounge area with a nice insert fireplace and french windows leading on a terrace + corridor of 6.77 m<sup>2</sup> with cupboards + bedroom of 18.17 m<sup>2</sup> + large bedroom of 31.28 m<sup>2</sup>.

Exterior = A south-west facing terrace of 12 m<sup>2</sup>.

Extras = Reversible air conditioning + electric heating + insert fireplace + electric roller shutters + double glazing + electric gate + tiled floor + a few refreshments to foresee + main sewage + estimated amount of annual energy consumption for standard use: between 718 € and 972 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual tax of 555 €.

Price = 176.000 € (Quiet place !)

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 : 55774

Property Size: 147 m<sup>2</sup>

Property Lot Size: 250 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 1

Reference: SC176000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€176,000

## Key Information

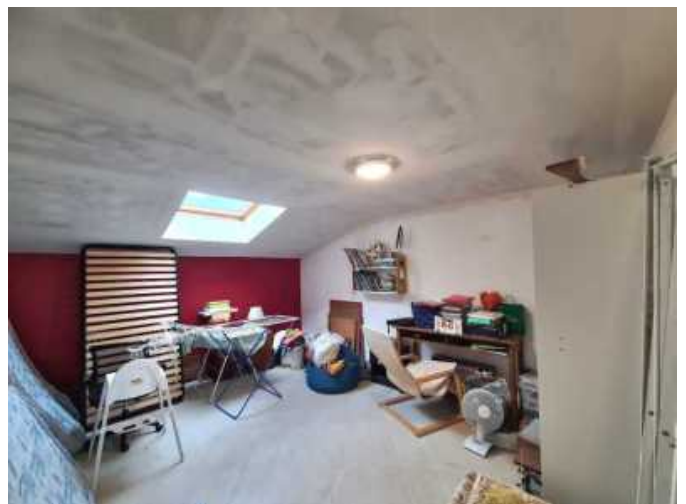
Property Features:

- Immediately Habitable

## 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.

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.

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