

[Click to view MFH-LFR-SC176000E](#)

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

Reference	MFH-LFR-SC176000E	Near to	Causses Et Veyran	Price	€176,000
Bed	4	Bath	1	Land Tax	N/A
		Pool	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 m² comprising 4 bedrooms, a living room with open kitchen, a bathroom, a terrace/balcony of 12 m² plus 2 large garages of more than 210 m² ! Quiet area !

Ground = 2 large garages of more than 210 m² with old wine caves.

1st = Hallway of 5.77 m² + bedroom of 10.56 m² + bedroom of 10.58 m² + WC of 1.89 m² + bathroom of 7.47 m² (italian walk-in shower, bath, double basin unit, WC) + living room of 41.64 m² 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 m² with cupboards + bedroom of 18.17 m² + large bedroom of 31.28 m².

Exterior = A south-west facing terrace of 12 m².

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

Property Id : 55774

Property Size: 147 m²

Property Lot Size: 250 m²

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

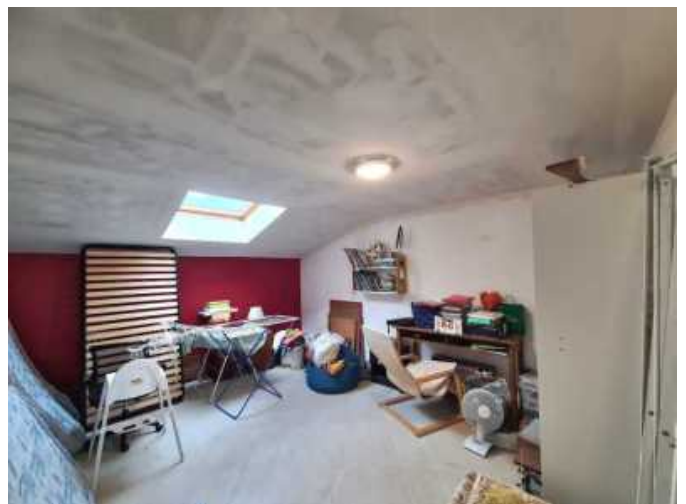
Property Features:

- Immediately Habitable

Location: Occitanie



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates