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## Charming Village House, Fully Renovated, With 2 Bedrooms, 2 Bathrooms,...

Capestang , Herault , Occitanie



# €198,000

inc. of agency fees

2 Beds

2 Baths

Dynamic village with all amenities (bars, restaurants, bakery, supermarket:) located at 5 minutes from Capestang and the Canal du Midi, 25 minutes from Beziers and 30 minutes from the beach !Charming...

### At a Glance

**Reference** MFH-LFR-PUI198000EC

**Bed** 2

**Near to** Capestang

**Bath** 2

**Pool** No

**Price** €198,000

**Land Tax** N/A

### Property Description

Dynamic village with all amenities (bars, restaurants, bakery, supermarket:) located at 5 minutes from Capestang and the Canal du Midi, 25 minutes from Beziers and 30 minutes from the beach !

Charming village house, fully renovated, with 82 m<sup>2</sup> of living space offering 2 bedrooms, 2 bath/shower rooms, a living room with open kitchen, an independent space on the ground floor that could be used as a gite, a pleasant courtyard, a terrace, a nice balcony and a garage ! Quiet location at walking distance to the center !

Ground = Entrance on large garage of 27.32 m<sup>2</sup> + laundry area of 20.68 m<sup>2</sup> with sink and bathroom (bath, WC, basin unit, towel dryer), totally independent and could be used as a gite for rentals or guests + access to a charming courtyard of 23.13 m<sup>2</sup> with a barbecue and not overlooked.

1st = Beautiful original staircase leading on a living room of 30 m<sup>2</sup> with open equipped kitchen (lower units, double sink, gas hob, electric oven, hood, magnificent original tiled floor) plus a nice lounge with access to a terrace of 11.81 m<sup>2</sup>.

2nd = Corridor of 2.17 m<sup>2</sup> + shower room of 3.68 m<sup>2</sup> (WC, basin unit, italian walk-in shower) + bedroom of 11.32 m<sup>2</sup> with built in cupboard and nice view on the church + bedroom of 14.12 m<sup>2</sup> with built in cupboard, beautiful wooden parquet floor and balcony with nice view !

Exteriors = Several outside spaces : not overlooked courtyard on the ground floor of 23.13 m<sup>2</sup> with barbecue + south-facing terrace on the 1st floor of 11.81 m<sup>2</sup> + a nice balcony on 2nd floor with beautiful views.

Extras = The house has been entirely renovated 2 years ago (electricity, plumbing, interior, garage insulation:) + water softener + double glazing + wooden shutters + possibility of income if renting the gite + nice original tiled floor and wooden parquet + reversible air conditioning + main sewage + estimated amount of annual energy consumption for standard use: between 638 € and 862 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual tax of 869 €.

Price = 198.000 € (Superb ! Very charming !)

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 : 56094

Property Size: 82 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

Reference: PUI198000EC

## **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

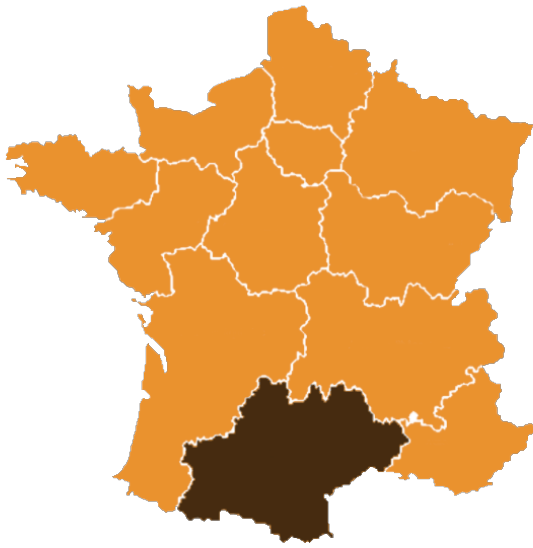
Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€198,000

## Key Information

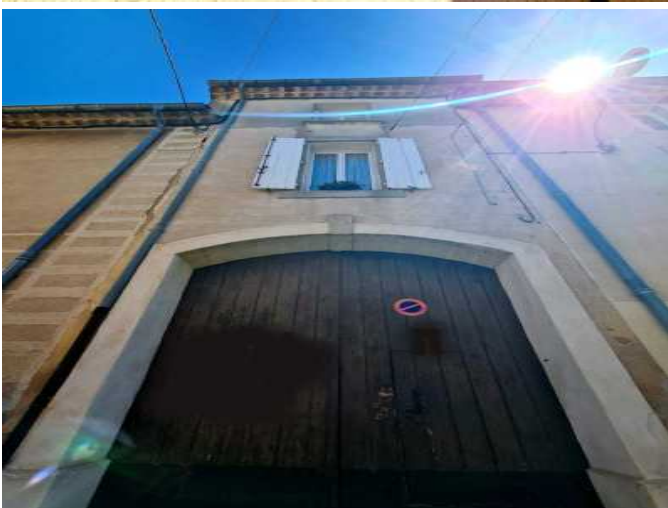
Property Features:

- Courtyard

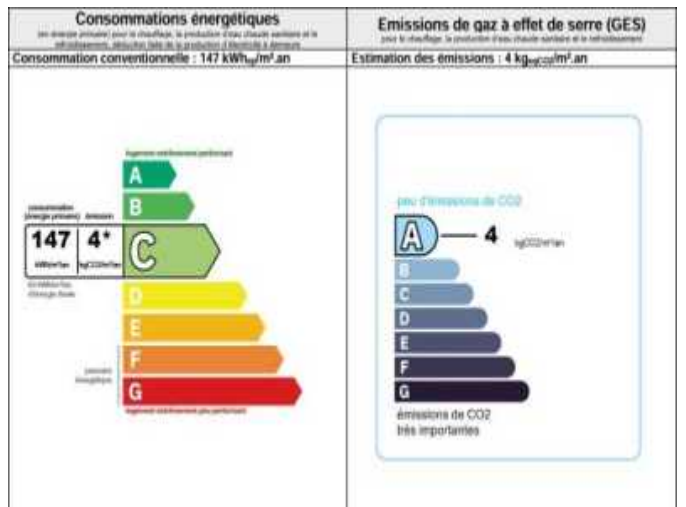
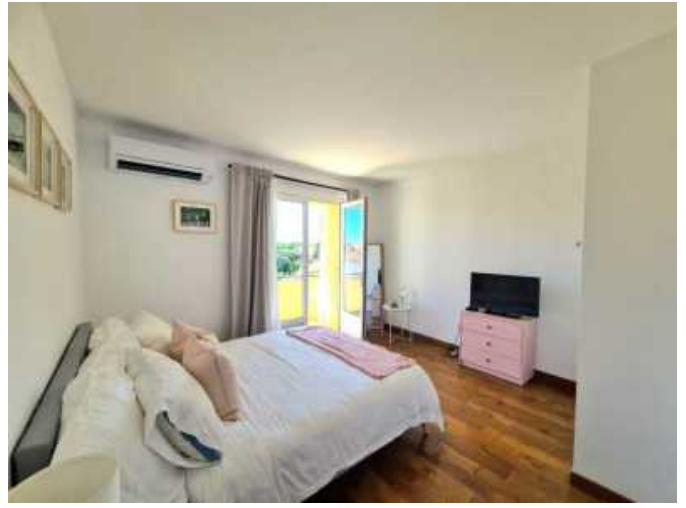
## Location: Occitanie



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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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**C. BAUER – Sunday Times**

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