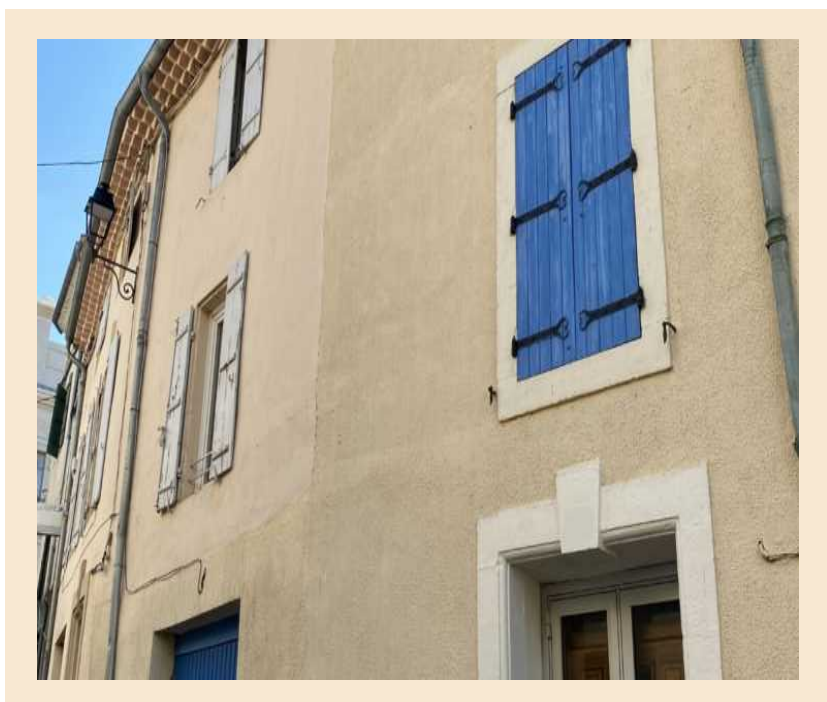


[Click to view MFH-LFR-L176000ED](#)

## Very Tastefully Renovated Village House With Garage, 3 Bedrooms, 2 Bathrooms...

Laurens , Hérault , Occitanie



**€176,000**

inc. of agency fees

3 Beds

2 Baths

Sought-after village with school, lots of social interaction and activities and all amenities (bakers, butcher of high quality, general store, great restaurants,...

### At a Glance

<b>Reference</b>	MFH-LFR-L176000ED	<b>Near to</b>	Laurens	<b>Price</b>	€176,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Sought-after village with school, lots of social interaction and activities and all amenities (bakers, butcher of high quality, general store, great restaurants, pharmacy and medical centre), 20 minutes to Beziers and Pezenas, 35 minutes to the beach, close to the Orb valley, the natural park of the Languedoc and the Salagou lake. Perfect for living all year round or for the holidays.

Very tastefully renovated village house with about 125 m<sup>2</sup> of living space, garage, 3 bedrooms, 2 bathrooms, with outside space on every level and a beautiful roof terrace on the third floor with lovely views.

Ground = Garage of 21 m<sup>2</sup> + separate entrance + landing of 8 m<sup>2</sup> with built in cupboards + shower room of 5 m<sup>2</sup> (wash basin, shower, toilet) + big kitchen/diner room of 19 m<sup>2</sup> + reading lounge of 10 m<sup>2</sup> + leading on to a balcony of 3 m<sup>2</sup>.

1st = Bedroom of 11 m<sup>2</sup> + tv lounge of 10,60 m<sup>2</sup> + lounge of 27 m<sup>2</sup> + covered terrace of 7,20 m<sup>2</sup>.

2nd = Bedroom of 12,20 m<sup>2</sup> + bedroom of 12,50 m<sup>2</sup> + landing of 9,20 m<sup>2</sup> + toilet + bathroom of 6 m<sup>2</sup> + beautiful terrace of 20,30 m<sup>2</sup> with lovely views.

Sundry = Very pretty house, renovated with taste + electric heaters + estimated amount of annual energy consumption for standard use: between 1359 € and 1839 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 176.000 Euros (A must see !)

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 : 56864

Property Size: 125 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: L176000ED

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

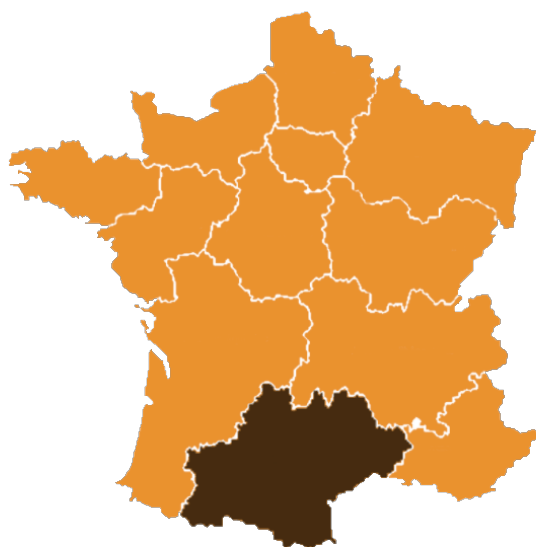
Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€176,000

## Key Information

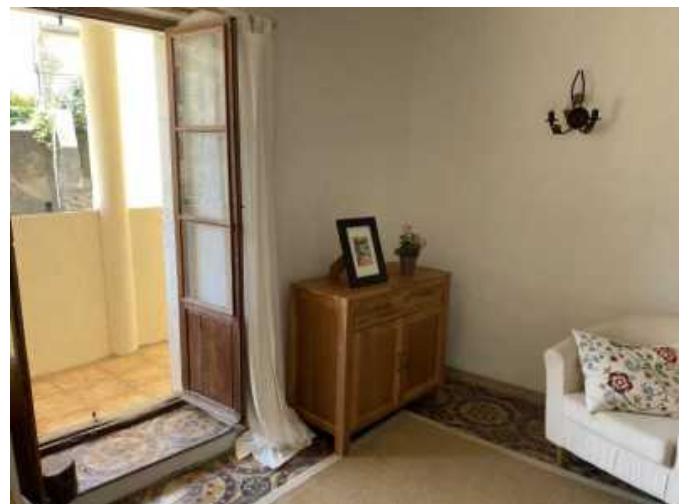
Property Features:

- Immediately Habitable

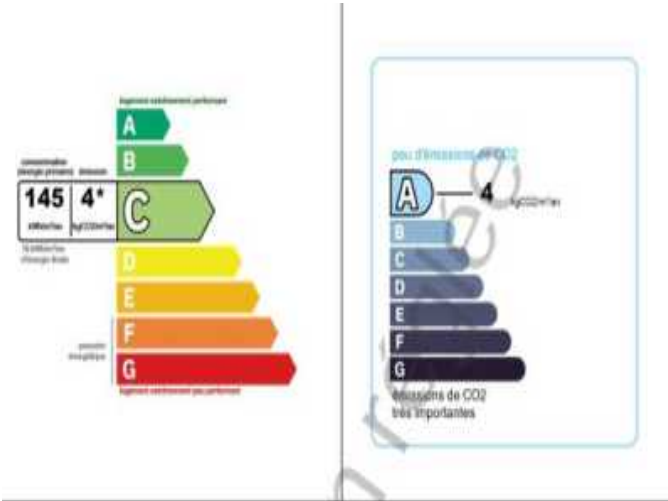
## Location: Occitanie



## Gallery







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## 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.

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## 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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