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Unique Stone Maison De Maitre With One Habitable Flat, One Apartment To...

Caux , **Herault** , **Occitanie**



€406,600

inc. of agency fees

3 Beds

2 Baths

Village with all shops, cafes and restaurants, school and college, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the beaches. Unique...

At a Glance

Reference MFH-LFR-RC428000E
Bed 3

Near to Caux
Bath 2
Pool No

Price €406,600
Land Tax N/A

Property Description

Village with all shops, cafes and restaurants, school and college, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the beaches.

Unique stone maison de Maitre offering on the 1st floor a habitable 80 m2 flat with 2 bedrooms and a superb

60 m2 terrace plus an independent 20 m2 suite on the same landing and on the 2nd floor the same surface area available for complete renovation. All served by an exceptionally beautiful staircase that is rare in the region!

Ground = Entrance hall of 35 m2 + garage of 90 m2 + former stable of 20 m2 with well + cellar of 48 m2 with wine vats converted into water vats (24000 litres).

1st = Landing of 3 m2 + independent suite of 20 m2 with shower room (shower, washbasin, WC) + flat comprising an entrance hall of 2 m2 + lounge/dining room/equipped kitchen of 40 m2 (base and wall units, hob, sink, hood, fridge, dishwasher, electric oven) with access to a terrace of 60 m2 + 2 bedrooms of 12 m2 and 19 m2 + shower room of 3.6 m2 (shower, washbasin) + WC.

2nd = Old flat to be completely renovated with 6 rooms of 22.4 m2, 12.9 m2, 8 m2, 7.8 m2, 14.3 m2 and 12 m2 + shower room + WC.

Outside = Terrace with summer kitchen and barbecue/plancha area of 60 m2 + possibility of purchasing in addition a landscaped leisure area (electricity and dry WC) of 9000 m2 with splendid views.

Miscellaneous = Electric heating + roofing and insulation work in progress + estimated amount of annual energy consumption for standard use: between 990 € and 1410 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + land tax of approximately 2100 € + superb stone facade + solar panels for self-consumption (with batteries).

Price = 406.600 € (Beautiful and unique character house, great potential !)

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 : 60955

Property Size: 200 m2

Property Lot Size: 230 m2

Bedrooms: 3

Bathrooms: 2

Reference: RC428000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

Summary

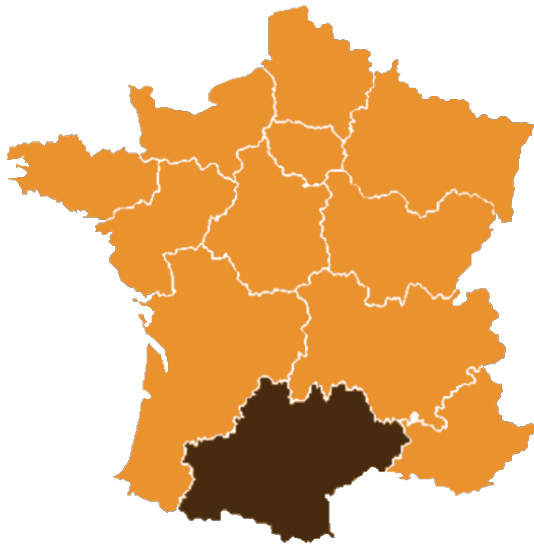
Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€406,600

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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C. BAUER – Sunday Times

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