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## Character Village House With 3 Bedrooms, 2 Bathrooms, Patio And Roof Terrace...

Creissan , Hérault , Occitanie



# €178,200

inc. of agency fees

3 Beds

2 Baths

Village with all shops located at 25 minutes from Narbonne, 30 minutes from Beziers and 40 minutes from the beach ! Character village house with a living space of 158 m<sup>2</sup> offering 3 bedrooms (one master),...

### At a Glance

<b>Reference</b>	MFH-LFR-C178200E	<b>Near to</b>	Creissan	<b>Price</b>	€178,200
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Village with all shops located at 25 minutes from Narbonne, 30 minutes from Beziers and 40 minutes from the beach !

Character village house with a living space of 158 m<sup>2</sup> offering 3 bedrooms (one master), several lounges,

kitchen, 2 bathrooms, a laundry room, a cellar/workshop, a courtyard and a superb roof terrace of 27 m<sup>2</sup> with beautiful views ! In a quiet place ! Nearby center and parking !

Ground = Entrance on lounge of 19.82 m<sup>2</sup> (wood burning stove and nice exposed stone wall) + kitchen of 18.23 m<sup>2</sup> (sink and working plan) + laundry room of 10.90 m<sup>2</sup> with an independent access + cellar/workshop of 30 m<sup>2</sup> (could be converted into a gite) + courtyard of 8.98 m<sup>2</sup>.

1st = Corridor of 4.25 m<sup>2</sup> + bedroom of 19.60 m<sup>2</sup> (built-in original cupboards) + communicating bedroom of 10.61 m<sup>2</sup> + bathroom of 5.60 m<sup>2</sup> (bath, sink) + dressing of 3.96 m<sup>2</sup> + WC of 1.72 m<sup>2</sup> + master bedroom of 23 m<sup>2</sup> with bedroom of 15.56 m<sup>2</sup>, walk-in dressing of 3.25 m<sup>2</sup> and shower room of 4.81 m<sup>2</sup> (italian walk-in shower, WC, basin unit, towel dryer).

2nd = Beautiful lounge of 40 m<sup>2</sup> with nice exposed beams and original tiled floor plus a kitchen area (sink, working plan, fridge) + attic of 12 m<sup>2</sup> + beautiful south facing roof terrace of 27 m<sup>2</sup> with stunning view on hills and church.

Exteriors = Patio of 8.98 m<sup>2</sup> + magnificent south facing roof terrace of 27 m<sup>2</sup> with stunning views.

Extras = Completely renovated (electricity, plumbing, outside facade:) + wood burning stove and electric heating + double glazing in some part + wooden shutters + tiled floor + roof in good state + possibility to create a gite + estimated amount of annual energy consumption for standard use: between 1757 € and 2377 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 350 €.

Price = 178.200 € (Super 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 : 58688

Property Size: 158 m<sup>2</sup>

Property Lot Size: 120 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: C178200E

### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€178,200

## Key Information

Property Features:

- Courtyard

## Location: Occitanie

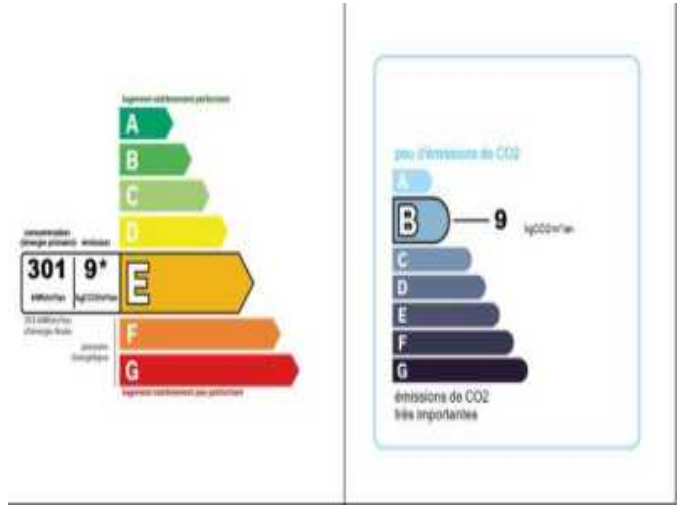


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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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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