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## Very Large Village House In Need Of Renovation, Currently Offering 130...

**Roujan** , **Herault** , **Occitanie**



# €120,000

inc. of agency fees

Village with all shops, cafes and restaurants, school and college, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the beaches. Very large village house in need of renovation, currently...

### At a Glance

**Reference** MFH-LFR-RP118800E

**Near to** Roujan

**Price** €120,000

**Pool** No

**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.

Very large village house in need of renovation, currently offering 130 m<sup>2</sup> of living space but with a potential of 300 m<sup>2</sup>, plus a 100 m<sup>2</sup> garage and a 20 m<sup>2</sup> terrace/yard. A total renovation is planned. Plans have been created for a particular project of main house and gite but nothing is definite. It's up to your imagination!

Ground = 100 m2 garage + 15 m2 entrance hall + 20 m2 room + 23 m2 room.

1st = 17 m2 hall with access to a 20 m2 terrace + 4 rooms (20 m2, 23 m2, 13 m2, 12 m2) + old 6 m2 bathroom + 44 m2 attic (height to roof, mezzanine possible).

2nd = Attic comprising 3 rooms of 28 m2 (with access to a small terrace), 17 m2 and 30 m2.

Miscellaneous = Total renovation planned (electricity, plumbing, roof, some floors, joinery) + total cost of work between 150.000 and 200.000 € + not subject to energy performance diagnostics.

Price = 120.000 € (Great potential in a lively village near Pezenas)

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 : 56705

Property Size: 300 m2

Reference: RP118800E

### **Other Features**

Private parking/Garage

Renovation required

Terrace

## Summary

Property type: Village house  
Price: €120,000

## Key Information

- Property Features:
- Private parking/Garage

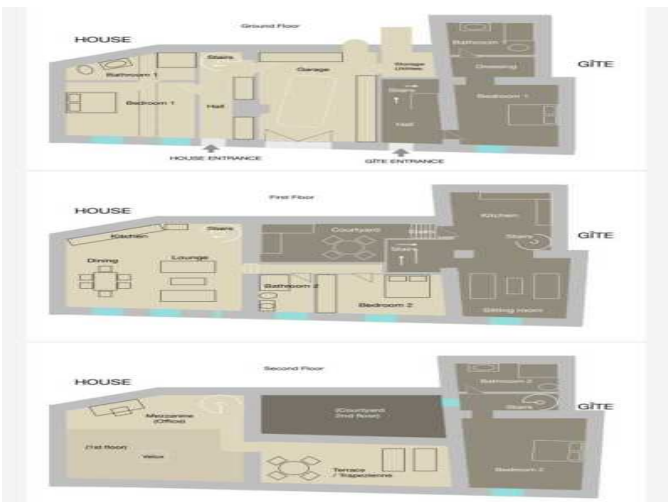
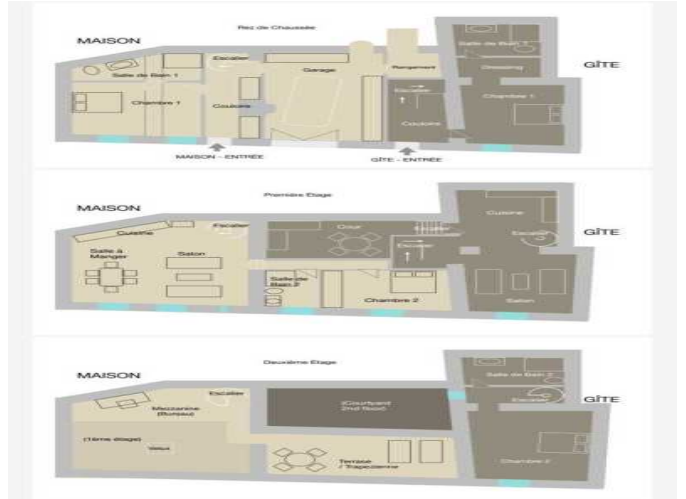
## Location: Occitanie



## Gallery







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**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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