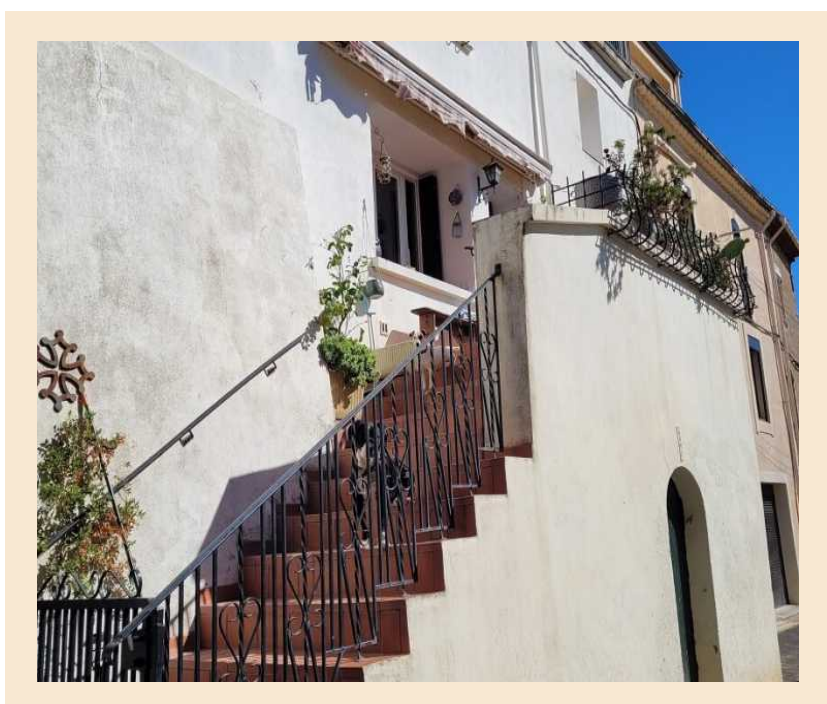


[Click to view MFH-LFR-AL249000E](#)

## Super Pretty Village House With 150 M2 Living Space, Garage And Terraces...

Laurens , Hérault , Occitanie



# €249,000

inc. of agency fees

3 Beds

2 Baths

Nice village with all amenities, 15 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the beaches. Very pretty renovated village house...

### At a Glance

<b>Reference</b>	MFH-LFR-AL249000E	<b>Near to</b>	Laurens	<b>Price</b>	€249,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Nice village with all amenities, 15 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the beaches.

Very pretty renovated village house offering around 146 m2 of living space including 3 bedrooms and 2

bathrooms, a 10 m<sup>2</sup> terrace and a 23 m<sup>2</sup> roof terrace with stunning views, plus a garage. Located in the heart of the village, 2 minutes from all shops.

Ground = Detached 20 m<sup>2</sup> garage + 6 m<sup>2</sup> utility room + 15 m<sup>2</sup> cellar with access to the rear of the property.

1st = Entrance via 10 m<sup>2</sup> terrace + 6 m<sup>2</sup> entrance hall + 13.4 m<sup>2</sup> fitted kitchen (cooker, sink, fridge, dishwasher) + 28 m<sup>2</sup> living room + 3.4 m<sup>2</sup> corridor + WC + 9 m<sup>2</sup> bedroom + 3 m<sup>2</sup> shower room (Italian shower, washbasin).

2nd = 2.3 m<sup>2</sup> hallway + 2 bedrooms of 18.5 m<sup>2</sup> and 12 m<sup>2</sup> + 6 m<sup>2</sup> shower room (Italian shower, washbasin, WC) with underfloor heating + 33 m<sup>2</sup> lounge/living room.

3rd = 10.4 m<sup>2</sup> room converted into summer kitchen + 23 m<sup>2</sup> terrace with uninterrupted views.

Miscellaneous = Electric heating and reversible air conditioning in the living room on 1st floor + estimated amount of annual energy consumption for standard use: between 1795 € and 2429 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of about 1000 €.

Price = 249.000 € (Nice mix of modern and character !)

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 : 59684

Property Size: 146 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: AL249000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€249,000

## Key Information

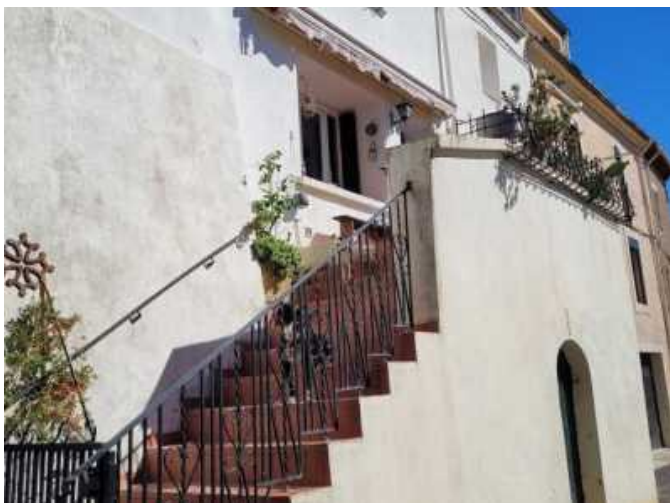
Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery











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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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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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