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## Lovely Village House With 100 M2 Of Living Space, Fully Renovated With...

**Murviel Les Beziers , Hérault , Occitanie**



# €179,000

inc. of agency fees

2 Beds

2 Baths

Nice village with all shops, cafes, restaurants, primary and secondary schools, : 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways and 25 minutes from the beaches. Beautiful, fully renovated...

### At a Glance

<b>Reference</b>	MFH-LFR-MM179000E	<b>Near to</b>	Murviel Les Beziers	<b>Price</b>	€179,000
<b>Bed</b>	2	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Nice village with all shops, cafes, restaurants, primary and secondary schools, : 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways and 25 minutes from the beaches.

Beautiful, fully renovated village house located in the medieval part of the village, offering around 100 m2 of

living space including a small independent studio (to be converted). Very nice, sold furnished and with a terrace offering very nice views.

Ground A = Separate room of 18 m<sup>2</sup> with wc and washbasin (to be converted).

Ground B = Fitted kitchen (fridge/freezer, hob, electric oven, sink, wall and floor units) opening onto 38 m<sup>2</sup> living room + 13 m<sup>2</sup> dining room opening onto 12 m<sup>2</sup> terrace.

1st = 9 m<sup>2</sup> hall + 10.5 m<sup>2</sup> bedroom + 17 m<sup>2</sup> bathroom (shower, washbasin, WC).

2nd = Superb 35 m<sup>2</sup> master suite with Italian shower, WC, 2 basins and bath.

Miscellaneous = Land tax of 1200 € + estimated amount of annual energy consumption for standard use: between 955 € and 1293 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + new plumbing and electricity + electric heating and reversible air conditioning + double glazing + sold furnished.

Price = 179.000 € (Cocooning and no work required!)

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 : 59906

Property Size: 100 m<sup>2</sup>

Property Lot Size: 62 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

Reference: MM179000E

### **Other Features**

Immediately Habitable

Outside space

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€179,000

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery









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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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## 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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