

[Click to view MFH-LFR-SC248400E](#)

Completely Renovated Winegrower's House With 150 M2 Of Living Space With...

Causses Et Veyran , Hérault , Occitanie



€248,400
inc. of agency fees

3 Beds

1 Baths

Picturesque village with cafe, post office and schools, located 10 minutes from Cessenon-sur-Orb, 30 minutes from Beziers and 40 minutes from the beaches ! Completely renovated winegrower's house with...

At a Glance

Reference	MFH-LFR-SC248400E	Near to	Causses Et Veyran	Price	€248,400
Bed	3	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Picturesque village with cafe, post office and schools, located 10 minutes from Cessenon-sur-Orb, 30 minutes from Beziers and 40 minutes from the beaches !

Completely renovated winegrower's house with 150 m² of living space offering a very welcoming living room with its original vaulted ceiling and stone fireplace, a fully equipped kitchen, a utility room, 3 bedrooms, an office (which can be used as an extra bedroom), 2 bathrooms, a garage, 2 large cellars, as well as 2 terraces of 50 m² and 26 m²!

Ground = Large 7.82 m² entrance hall + 20 m² garage (for small car) with old wine vats + large 27.22 m² cellar (door to outside) + large 40 m² cellar.

1st = Warm and inviting living room of about 60 m² with its magnificent original brick vaulted ceiling, also featuring a cosy sitting area, as well as a dining room with stone fireplace and French door onto balcony, a beautiful glass roof invites you into the dining area with a fully-equipped kitchen (central island, base units, sink, gas piano, hood) + utility room of 2 m² + hallway of 6.44 m² (terrace access) + 4.61 m² shower room (Italian shower, WC, basin unit) + 50 m² fully-tiled terrace with covered summer kitchen (sink and electricity) + storage shed.

2nd = 6.84 m² hall with cupboard + 11.40 m² bedroom + 11.15 m² bedroom + office of 8.32 m² + 5.27 m² corridor + 15 m² bedroom with large cupboard + 2.52 m² WC + 7.73 m² bathroom (bath, double basin unit) with access to the terrace + 26 m² terrace.

Miscellaneous = Completely renovated in 2020 (electricity, plumbing, insulation:) + central heating (heat pump) + stone fireplace + PVC double glazing + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 1380 € and 1868 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 821 €.

Price = 248.400 € (Very charming and comfortable !)

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 : 59995

Property Size: 150 m²

Property Lot Size: 192 m²

Bedrooms: 3

Bathrooms: 1

Reference: SC248400E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€248,400

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates