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## Charming Stone House With 5 Bedrooms On A 580 M2 Plot With Delightful...

**Olargues , Herault , Occitanie**



# €168,200

inc. of agency fees

5 Beds

1 Baths

Village with bakery and restaurant, 10 minutes from Saint-Pons de Thomieres (large village with all amenities), 10 minutes from Olargues and 1 hour from...

### At a Glance

<b>Reference</b>	MFH-LFR-PO178200E	<b>Near to</b>	Olargues	<b>Price</b>	€168,200
<b>Bed</b>	5	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Village with bakery and restaurant, 10 minutes from Saint-Pons de Thomieres (large village with all amenities), 10 minutes from Olargues and 1 hour from the beach !

Charming stone house with character, with 145 m2 of living space, offering 5 bedrooms, a bathroom, a

kitchen, a charming living room, a lounge and a convertible attic. All set in pleasant grounds of 580 m2 with a delightful terrace offering views of the hills and its magnificent wisteria providing shade in summer !  
Character and charm in a peaceful setting !

Ground = Kitchen of 16.31 m2 with sink and beautiful tiled floor + large living room of 36 m2 with wood-burning stove, door to terrace, beautiful exposed stone wall and original wooden floor.

1st = Lounge of 13.76 m2 with wood-burning stove and original stone sink + large hallway of 13 m2 + bedroom of 9.63 m2 + bedroom of 9.64 m2 with original wooden wardrobe + bedroom of 14 m2 with beautiful views + bathroom of 6.39 m2 (bath, WC, washbasin).

2nd A = Hall of 3.23 m2 + bedroom of 10.15 m2 + bedroom of 13.76 m2.

2nd B = Attic of 35 m2, partly suitable for conversion.

Exterior = 580 m2 garden with beautiful terrace and its magnificent wisteria creating a natural pergola + 2 cellars for storage.

Miscellaneous = Beautiful original features + estimated amount of annual energy consumption for standard use: between 4330 Euros and 5858 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 732 Euros + single glazing + oil central heating + electricity has been redone + wood burning stove.

Price = 168.200 Euros (Super charming ! Magnificent view !)

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 : 65001

Property Size: 145 m2

Property Lot Size: 580 m2

Bedrooms: 5

Bathrooms: 1

Reference: PO178200E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€168,200

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery







As Featured in

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or email us at **bonjour@my-french-house.com**.

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## 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.

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