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## Charming Atypical Village House With 95 M2 Of Living Space, 3 Bedrooms...

**Capestang** , **Herault** , **Occitanie**



# €149,000

inc. of agency fees

3 Beds

1 Baths

Beautiful village with all shops, bakery, butcher, grocer, post office, bar/restaurant, 5 minutes from Capestang, 20 minutes from Beziers and 20 minutes...

### At a Glance

**Reference** MFH-LFR-QC149000E

**Bed** 3

**Near to** Capestang

**Bath** 1

**Pool** No

**Price** €149,000

**Land Tax** N/A

### Property Description

Beautiful village with all shops, bakery, butcher, grocer, post office, bar/restaurant, 5 minutes from Capestang, 20 minutes from Beziers and 20 minutes from Narbonne, 15 minutes from the motorway and 25/30 minutes from the beaches.

Situated in the heart of a charming village, this four-storey house has a unique character and an unusual pretty layout. With 95 m<sup>2</sup> of living space, including 3 bedrooms, it combines old-world charm with contemporary touches to create warm, functional living spaces. Its major asset? A beautiful 28 m<sup>2</sup> terrace! A cosy nest where you can enjoy the warm weather in complete tranquillity. Ideal as a holiday home or first-time buyer.

Basement = Cellar of approx. 25 m<sup>2</sup> (access by steps).

Ground floor = 12.5 m<sup>2</sup> entrance hall + wc with washbasin + 20 m<sup>2</sup> lounge/study + 5 m<sup>2</sup> laundry area.

1st floor = 16 m<sup>2</sup> kitchen/dining room (sink, worktop, electric oven, fridge) with access to a 28 m<sup>2</sup> terrace (south/south-west facing).

2nd = 5 m<sup>2</sup> hall + 9 m<sup>2</sup> bedroom + 4.5 m<sup>2</sup> shower room (washbasin, shower, WC).

3rd = 2 bedrooms of 8.5 m<sup>2</sup> and 9 m<sup>2</sup> (one with lovely views).

Miscellaneous = Furniture can be negotiated + roof in good condition + plumbing/electricity in very good condition + estimated amount of annual energy consumption for standard use: between 1902 € and 2574 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 304 € + reversible air conditioning and electric heaters.

Price = 149.000 € (Nice, atypical and with a large terrace)

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 : 63727

Property Size: 95 m<sup>2</sup>

Property Lot Size: 65 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Reference: QC149000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€149,000

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery









<b>Consommations énergétiques</b> <small>Les émissions s'appliquent au chauffage, la production d'eau chaude sanitaire et la consommation électrique liée à la production d'électricité à domicile.</small> <b>Consommation conventionnelle : 287 kWh/m².an</b>	<b>Emissions de gaz à effet de serre (GES)</b> <small>pour le chauffage, la production d'eau chaude sanitaire et la réfrigération</small> <b>Estimation des émissions : 9 kgCO<sub>2</sub>e/m².an</b>

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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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