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

Capestang , Hérault , 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 from Narbonne, 15 minutes from the motorway and...

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 m² 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 m² 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 m² (access by steps).

Ground floor = 12.5 m² entrance hall + wc with washbasin + 20 m² lounge/study + 5 m² laundry area.

1st floor = 16 m² kitchen/dining room (sink, worktop, electric oven, fridge) with access to a 28 m² terrace (south/south-west facing).

2nd = 5 m² hall + 9 m² bedroom + 4.5 m² shower room (washbasin, shower, WC).

3rd = 2 bedrooms of 8.5 m² and 9 m² (one with lovely views).

Miscellaneous = 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

Property Id : 63727

Property Size: 95 m²

Property Lot Size: 65 m²

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:

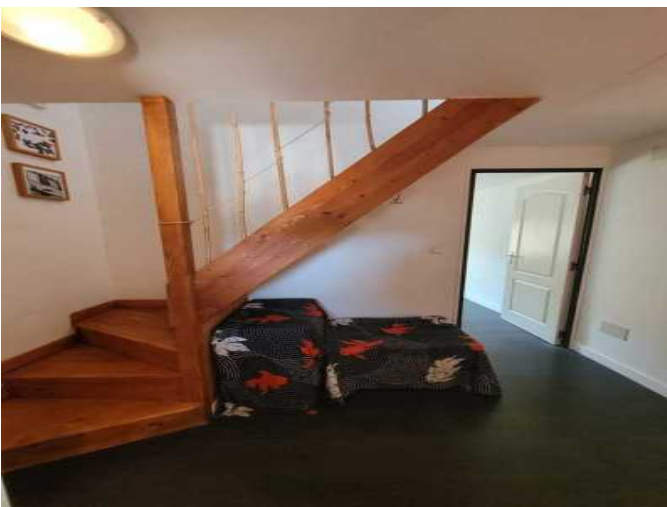
- Immediately Habitable

Location: Occitanie



Gallery







Consommations énergétiques <small>Les émissions liées au chauffage, la production d'eau chaude sanitaire et la consommation électrique sont de la production d'électricité à distance.</small> Consommation conventionnelle : 287 kWh_{ep}/m².an	Emissions de gaz à effet de serre (GES) <small>pour le chauffage, la production d'eau chaude sanitaire et le refroidissement</small> Estimation des émissions : 9 kg_{CO2}eq/m².an

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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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