

[Click to view MFH-LFR-AP254000E](#)

Furnished Apartment Among 12 Other Small Stone Residences In A Landscaped...

Pezenas , Hérault , Occitanie



€250,000

inc. of agency fees

1 Beds

1 Baths

Located 2.5 kilometres from a lovely village with all shops, cafes/restaurants, 20 minutes from Beziers, 5 minutes from Pezenas and 25 minutes from the coast...

At a Glance

Reference	MFH-LFR-AP254000E	Near to	Pezenas	Price	€250,000
Bed	1	Bath	1	Land Tax	N/A
		Pool	Yes		

Property Description

Located 2.5 kilometres from a lovely village with all shops, cafes/restaurants, 20 minutes from Beziers, 5 minutes from Pezenas and 25 minutes from the coast.

Annexe of a former priory, converted into a furnished apartment of 66,5 m2 (loi carrez) + 43 m2 (loi non

carrez) with one bedroom and an equipped kitchen. The whole landscaped park (9645 m²) of the priory and the 2 swimming pools are in coproperty between the owners of each cottage. Private terrace of 20.5 m². Excellent rental income! Superb setting! Rare.

Ground = Living room/equipped kitchen de 41 m² + mezzanine of 5 m² + storage room of 10 m² + chambre of 30 m² + bathroom of 4 m² (bath and washbasin) + wc.

Exterior = Landscaped park all around the property with table tennis and 2 pools (one heated, one with a children mini pool) + the property is located on the bank of a small lovely stream.

Sundry = Electrical heating + airconditioning + annual land tax of about 550 € + new plumbing and electricity + peaceful location in the heart of the vineyards + coproperty charges of about 1200 €/year (maintenance of garden/pool etc..) + apartment rented 550 €/760 €/950€/1050€ in low/mid/high/very high season (possibility to keep the same rental company) + borehole (free water plus town water + septic tank + internet connexion + pets forbidden.

Price = 250.000 € not negotiable

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 : 28952

Bedrooms: 1

Bathrooms: 1

Reference: AP254000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Apartment
Bedrooms:	1
Bathrooms	1
Price	€250,000

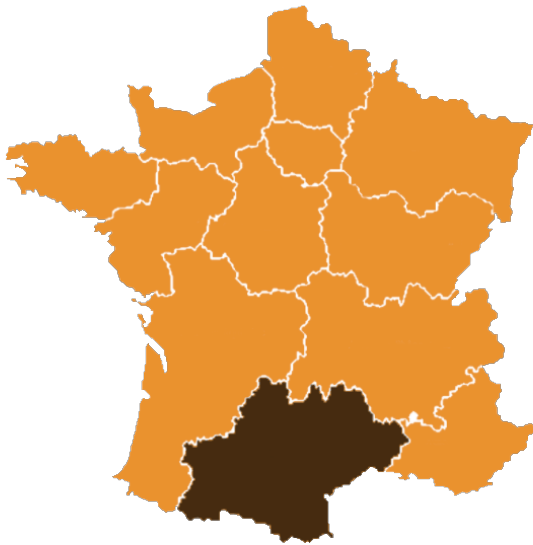
Key Information

Property Features:

- Immediately Habitable

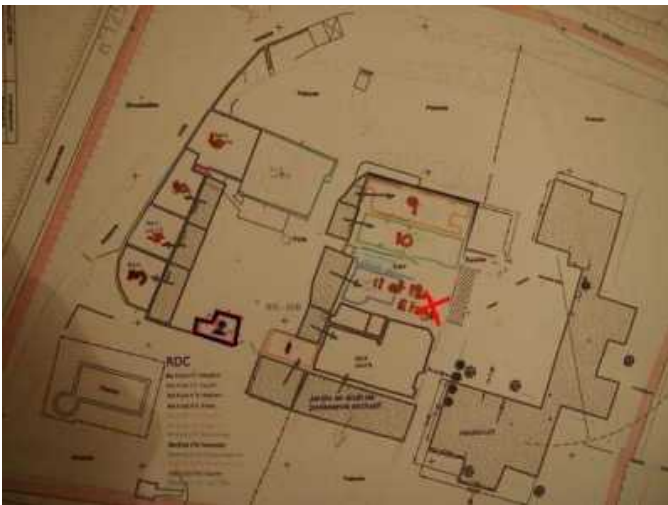
Swimming Pool? Yes

Location: Occitanie



Gallery







En attente de facture pour les consommations énergétiques

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