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Stone Character House With 4 Bedrooms, Workshop, Vaulted Cellar, 2 Terraces...

Bedarieux , **Herault** , **Occitanie**



€132,000

inc. of agency fees

4 Beds

1 Baths

Hamlet without shops located at 10 minutes from Bedarieux (large village with all shops), 20 minutes from the Salagou lake (magnificent site with beautiful walks to do) and 20 minutes from Clermont-l'Herault. Stone...

At a Glance

Reference	MFH-LFR-PB143000E	Near to	Bedarieux	Price	€132,000
Bed	4	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Hamlet without shops located at 10 minutes from Bedarieux (large village with all shops), 20 minutes from the Salagou lake (magnificent site with beautiful walks to do) and 20 minutes from Clermont-l'Herault.

Stone character house (dating from 1800) with living space of 100 m2 offering 4 bedrooms, washroom,

living room, kitchen with beautiful views, workshop, large vaulted cellar and 2 terraces with stunning views. In the heart of the natural Park of Languedoc, for those who love tranquility, nature and authenticity !

Ground = Entrance of 10 m² + bedroom of 12.14 m² + large vaulted cellar of 30 m² (can be transformed into a beautiful wine cellar) + workshop of 15 m² + access on the other side of the house with a tiny courtyard and garden shed.

1st = Hall of 3.67 m² + washroom of 4.50 m² (sink, WC, shower) + bedroom of 9 m² + living of 18.33 m² + kitchen of 18.24 m² (large windows with stunning views, working plan, cupboards and double copper sink) + access to the terrace on 2nd floor.

1/2 (only few steps) = Bedroom of 11.73 m² with a mezzanine bed.

2nd = Bedroom of 11.81 m² + terrace of 5 m² with stunning views.

Exterior = Terrace of 5 m² + terrace of 10 m², south-west facing and with breathtaking views + tiny courtyard and garden shed.

Extras = Charm and character + pellet stove + electric heating + main sewage + terraces sealing needs to be checked + estimated amount of annual energy consumption for standard use: between 2009 € and 2719 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 496 Euros + sold furnished.

Price = 132.000 € (For those who love peacefulness and authenticity, perfect as a holiday home !)

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.

Property Id : 30870

Property Size: 100 m²

Property Lot Size: 174 m²

Bedrooms: 4

Bathrooms: 1

Reference: PB143000E

Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€132,000

Key Information

Property Features:

- Immediately Habitable

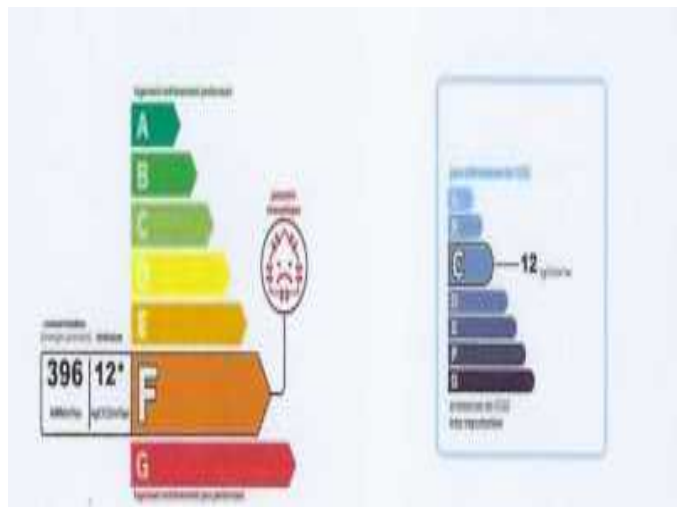
Location: Occitanie



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C. BAUER – Sunday Times

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