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Stone Village House With 70 M2 Of Living Space, Studio Of 25 M2, Terrace...

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



€129,000

inc. of agency fees

3 Beds

2 Baths

Village with all shops 15 minutes north of Bedarieux, 50 minutes from Beziers and 10 minutes from Lunas. Stone village house to refresh with 70 m2 of living space plus a fully renovated duplex studio of...

At a Glance

Reference MFH-LFR-
BBB176000E

Bed 3

Near to Bedarieux

Bath 2

Pool No

Price €129,000

Land Tax N/A

Property Description

Village with all shops 15 minutes north of Bedarieux, 50 minutes from Beziers and 10 minutes from Lunas.

Stone village house to refresh with 70 m2 of living space plus a fully renovated duplex studio of 25 m2 (regularly rented as Air BnB), with also a terrace of 8 m2 and a small garden of 14 m2. Attractive small

project in a quiet street.

Ground = 3 cellars of 10 m², 15 m² and 13 m².

1st = Entrance through a terrace of 8 m² + living room of 20.4 m² + non equipped kitchen of 12 m² + bedroom of 10.5 m².

2nd = Bedroom of 13 m² with access to another bedroom of 10.8 m² + washroom of 2.6 m² (shower, washbasin and wc).

Studio

Ground = Washroom of 4.8 m² (shower, washbasin and wc).

1st = Living room of 17 m² + mezzanine for sleeping of 8 m².

Exterior = Terrace of 8 m² + small garden in front of the house of 14 m².

Extras = Electric heating + estimated amount of annual energy consumption for standard use: between 1610 € and 2200 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 700 € + rental annual income of the studio 6000 € (2021) .

Price = 129.000 € (Small and easy project)

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 : 49303

Property Size: 95 m²

Property Lot Size: 87 m²

Bedrooms: 3

Bathrooms: 2

Reference: BBB176000E

Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€129,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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C. BAUER – Sunday Times

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