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Large Character House To Renovate With 110 M2 Of Living Space, Attic And...

Murviel Les Beziers , Hérault , Occitanie



€179,000

inc. of agency fees

4 Beds

1 Baths

Village with all shops, cafe and school, restaurant, 15 minutes from Beziers, 25 minutes from the coast and 20 minutes from A9 and A75 motorways. Large character house to renovate/modernise with 110 m2...

At a Glance

Reference	MFH-LFR-SLAM194400E	Near to	Murviel Les Beziers	Price	€179,000
Bed	4	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Village with all shops, cafe and school, restaurant, 15 minutes from Beziers, 25 minutes from the coast and 20 minutes from A9 and A75 motorways.

Large character house to renovate/modernise with 110 m² of living space, including 4 bedrooms plus an attic and a stable to convert, a cellar/workshop and a nice roof terrace ! Excellent potential for conversion into B&B ! Sold furnished.

Ground = Entrance hall of 9 m² + lounge of 17 m² + non equipped kitchen of 15 m² + pantry of 12 m² + workshop/cellar of 25 m² + independent stable of 23 m².

1st = Hall of 4 m² + 2 bedrooms of 21 m² and 18 m² + shower room of 3.5 m² (shower, washbasin and WC) + WC + hall of 5.2 m² + bedroom of 10 m² + room with access to upper floor of the stable of 23 m².

2nd = Hall of 2 m² + bedroom of 10.2 m² + attic of 38.5 m² + attic of 25 m² (possibility to create a summer kitchen) with access to a terrace of 21 m².

Extras = Total modernisation to foresee (bathrooms, kitchen, :) + electric heating + annual property tax of about 700 € + estimated amount of annual energy consumption for standard use: between 1735 € and 2347 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + roof in good condition + single glazing + sold furnished.

Price = 179.000 € (Ideal for a large family or for a conversion into a B&B)

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 : 32970

Property Size: 110 m²

Property Lot Size: 136 m²

Bedrooms: 4

Bathrooms: 1

Reference: SLAM194400E

Other Features

Immediately Habitable

Outside space

Renovation required

Rental Potential

Terrace

Summary

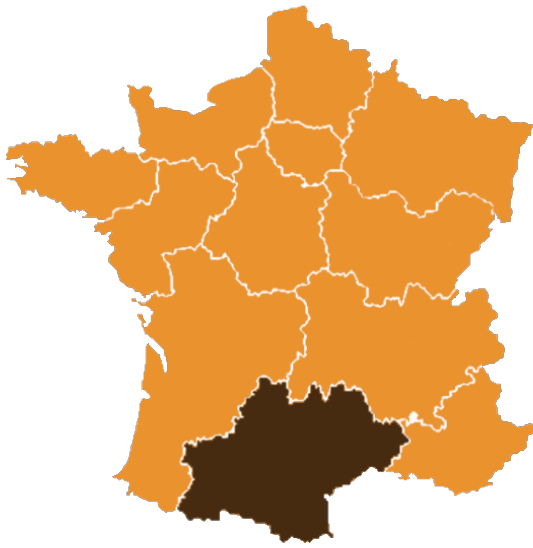
Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€179,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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C. BAUER – Sunday Times

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