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## Nice Village House With 82 M2 Of Living Space, Cellar Of 50 M2, Roof Terrace...

Thezan Les Beziers , Herault , Occitanie



# €159,000

inc. of agency fees

3 Beds

2 Baths

Village with all shops, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Large village house with 82 m2 of living space...

### At a Glance

<b>Reference</b>	MFH-LFR-CMC189000E	<b>Near to</b>	Thezan Les Beziers	<b>Price</b>	€159,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Village with all shops, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Large village house with 82 m2 of living space including 3 bedrooms and 2 bathrooms, plus a cellar of 50 m2,

an attic (that could be converted into a summer kitchen) of 26 m<sup>2</sup> with access to a roof terrace of 15 m<sup>2</sup>.  
Well located in the medieval part of the village. Sold furnished.

Basement = 2 cellars of 22 m<sup>2</sup> and 35 m<sup>2</sup>.

Ground = Living room/kitchen of 16 m<sup>2</sup> (cupboards, sink, electrical oven, gas hob, fridge) + hall of 5.2 m<sup>2</sup> + lounge of 17 m<sup>2</sup> with fireplace + bathroom of 4 m<sup>2</sup> (washbasin, bath and WC).

1st = Hall of 3.7 m<sup>2</sup> + 2 bedrooms of 10 m<sup>2</sup> and 9 m<sup>2</sup> + en suite bedroom of 13 m<sup>2</sup> en suite with washroom of 3.6 m<sup>2</sup> (shower, washbasin and WC).

2nd = Attic to convert of 26 m<sup>2</sup> with kitchen area (work surface and gas hob) and access to a terrace of 15 m<sup>2</sup> (possibility to install a decking to have the views).

Extras = Annual land tax of 638 € + estimated amount of annual energy consumption for standard use: between 916 € and 1240 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + house in excellent condition.

Price = 159.000 € (Ready to move in)

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](http://georisques.gouv.fr)

Property Id : 61558

Property Size: 82 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: CMC189000E

### **Other Features**

Immediately Habitable

Outside space

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€159,000

## Key Information

Property Features:

- Immediately Habitable

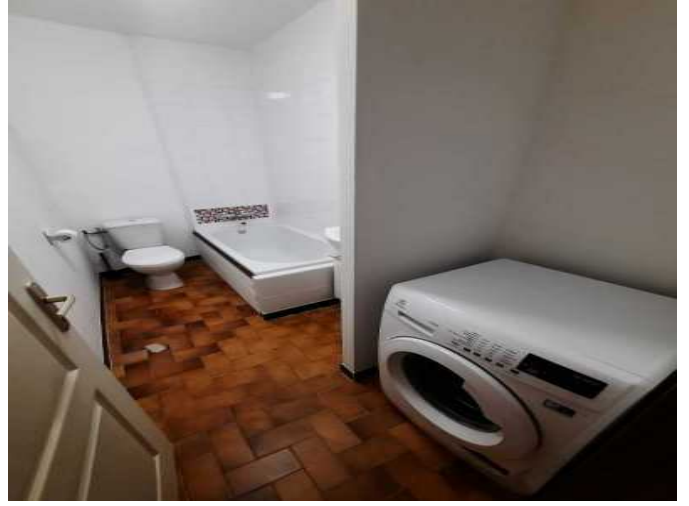
## Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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