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## Comfortable And Cosy Village House With 130 M2 Of Living Space With 2...

Laurens , Hérault , Occitanie



**€155,000**

inc. of agency fees

3 Beds

3 Baths

Nice village with all shops, bar, restaurant and school, 20 minutes from Beziers, and 25 minutes from the coast. Comfortable and cosy 2 faces village house, offering about 130 m2 of living space including...

### At a Glance

**Reference** MFH-LFR-  
ALF177000E

**Bed** 3

**Near to** Laurens

**Bath** 3

**Pool** No

**Price** €155,000

**Land Tax** N/A

### Property Description

Nice village with all shops, bar, restaurant and school, 20 minutes from Beziers, and 25 minutes from the coast.

Comfortable and cosy 2 faces village house, offering about 130 m2 of living space including 3 bedrooms and

3 bathrooms, plus 2 roof terraces of 7.3 m<sup>2</sup> and 12 m<sup>2</sup>.

Ground = Entrance onto an equipped kitchen of 24.3 m<sup>2</sup> (cooker, extractor, sink dishwasher, fridge and freezer) + lounge of 19 m<sup>2</sup> + washroom of 3.8 m<sup>2</sup> (shower, washbasin and WC) + pantry of 3.7 m<sup>2</sup>.

1st = Hall of 3 m<sup>2</sup> + bedroom of 15 m<sup>2</sup> with access to an office of 5.6 m<sup>2</sup> and dressing room of 2.6 m<sup>2</sup> + bathroom of 7.6 m<sup>2</sup> (bath, shower, washbasin and WC) + bedroom of 10.8 m<sup>2</sup> .

2nd = Hall of 1 m<sup>2</sup> + room/bedroom of 11.7 m<sup>2</sup> with access to a terrace of 7.3 m<sup>2</sup> + e suite bedroom of 16.5 m<sup>2</sup> en suite with washroom of 3.4 m<sup>2</sup> (shower, washbasin and WC) and access to a terrace of 12 m<sup>2</sup>.

Extras = Electric heating + sound home + nice private terrace + estimated amount of annual energy consumption for standard use: 1578 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + annual land of about 900 €.

Price = 155.000 € (Nice village house with terrace !)

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 : 62570

Property Size: 130 m<sup>2</sup>

Property Lot Size: 65 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 3

Reference: ALF177000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	3
Price	€155,000

## Key Information

Property Features:

- Immediately Habitable

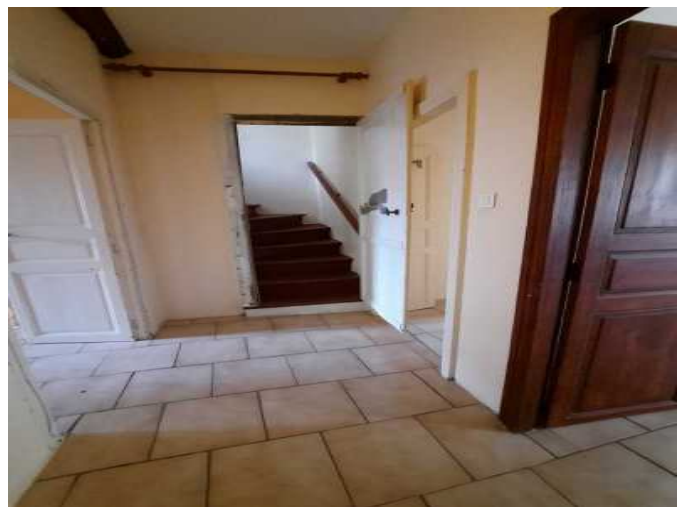
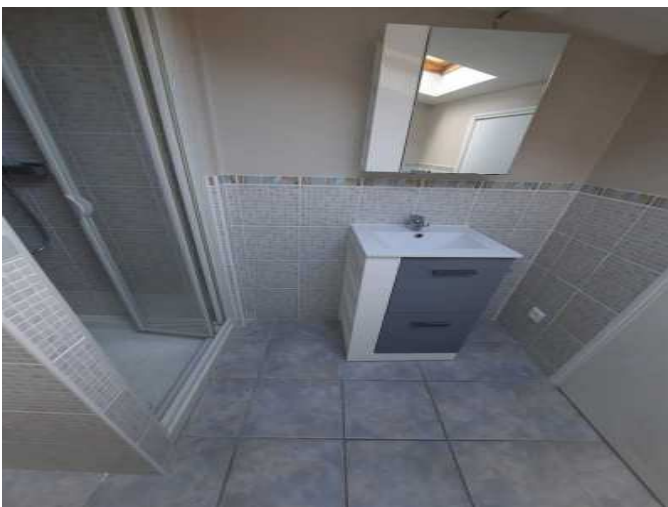
## Location: Occitanie

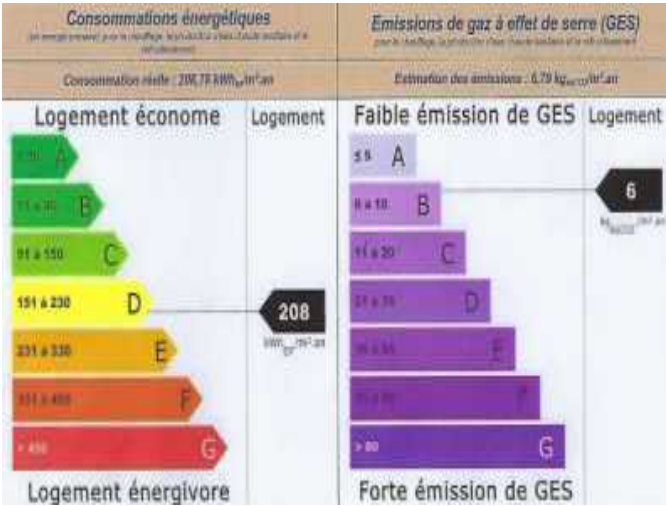


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## Buying French Property Just Got Easier...

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.

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