

[Click to view MFH-LFR-ABC329000E](#)

## Villa To Renovate Into Apartments Or Into A Family Home, On 356 M2 At...

**Beziers** , **Herault** , **Occitanie**



# €279,000

inc. of agency fees

Town with all shops and commerce, train station and river, at 5 minutes from the sea, 15 minutes from the A75 and A9 motorways and 20 minutes from Beziers. Villa built in 1966, offering the possibility...

### At a Glance

**Reference** MFH-LFR-ABC329000E

**Near to** Beziers

**Price** €279,000

**Pool** No

**Land Tax** N/A

### Property Description

Town with all shops and commerce, train station and river, at 5 minutes from the sea, 15 minutes from the A75 and A9 motorways and 20 minutes from Beziers.

Villa built in 1966, offering the possibility to create a large family home or 2/3 apartments (the 3rd could be an extension of the house as the land can be built on 70%). Each apartment could have its own little garden

area. Just 5 minutes from the beach, from a large shopping centre and in a dynamic town of the coast (lively both winter and summer).

Exterior = 3 faces house with garden all around.

Divers = Annual land tax to be expected depending on projet (around 1500 €) + sound house + double glazing + not subject to energy performance diagnostics + the house could be bought fully renovated (3 bedrooms, 2 bathrooms) for 465.000 €.

Price = 279.000 € (Good project, lots of possibilities)

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 : 38695

Property Lot Size: 356 m<sup>2</sup>

Reference: ABC329000E

### **Other Features**

Near the coast

Outside space

Renovation required

Rental Potential

With Land/Garden

## Summary

Property type: Modern Villa  
Price: €279,000

## Key Information

- Property Features:
- Near the coast

## Location: Occitanie



## Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## 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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates