

[Click to view MFH-LFR-FF183600E](#)

Pretty Village House With Terraces, Small Garden And In A Very Charming...

Faugeres , Herault , Occitanie



€179,900

inc. of agency fees

2 Beds

1 Baths

Hamlet with no shop, 15 minutes from Roujan, 30 minutes from Pezenas and Beziers and 40 minutes from the coast. Pretty village house with about 88 m² of living space including 2 bedrooms plus a lovely...

At a Glance

Reference	MFH-LFR-FF183600E	Near to	Faugeres	Price	€179,900
Bed	2	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Hamlet with no shop, 15 minutes from Roujan, 30 minutes from Pezenas and Beziers and 40 minutes from the coast.

Pretty village house with about 88 m² of living space including 2 bedrooms plus a lovely vaulted cellar of 30

m2, several terraces with nice views and a garden of about 200 m2 that could receive a pool. In a peaceful hamlet.

Ground (garden level) = Vaulted cellar of 30 m2 + cellar of 20 m2 with access to the garden.

Ground (street level) = Living room of 29 m2 with fireplace and access to a terrace of 12 m2 (with stairs to the garden) and access through a few stairs to the kitchen of 19 m2 (lower units, gas hob, extractor and sink) with access to a terrace of about 10 m2 + hall of 3.6 m2 leading to WC, laundry of 6 m2 and a washroom of 4.5 m2 (2 washbasins and shower).

1st = Hall of 3 m2 + 2 bedrooms of 10 m2 and 11.8 m2.

Extras = Insert fireplace and electrical heating + estimated amount of annual energy consumption for standard use: between 2150 € and 2980 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 400 € + quiet location in the centre of the village + finishings to foresee.

Price = 179.900 € (Great potential!)

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 : 39121

Property Size: 88 m2

Property Lot Size: 185 m2

Bedrooms: 2

Bathrooms: 1

Reference: FF183600E

Other Features

Immediately Habitable

Outside space

Terrace

With Land/Garden

Summary

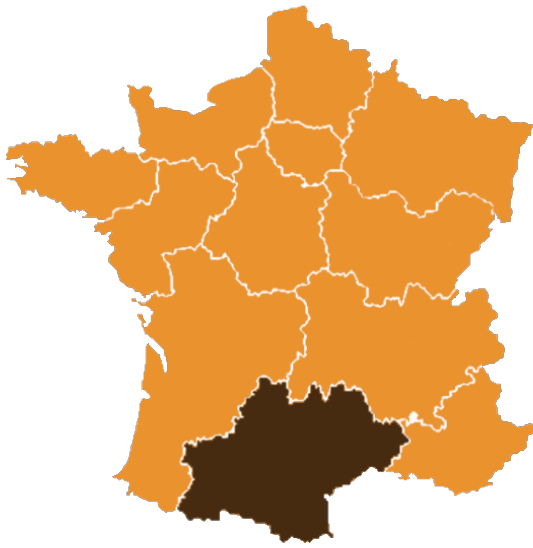
Property type:	Village house
Bedrooms:	2
Bathrooms	1
Price	€179,900

Key Information

Property Features:

- Immediately Habitable

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