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## Pleasant City House With 145 M2 Of Living Space, Terrace And Private Parking...

**Beziers , Herault , Occitanie**



# €291,500

inc. of agency fees

5 Beds

2 Baths

Dynamic and beautiful city with all shops, at only 5 minutes from the beach, 5 minutes from Vias and 10 minutes from Beziers/Cap d'Agde airport. Pleasant city house (2 faces) with lots of charm and space,...

### At a Glance

**Reference** MFH-LFR-AM319000E

**Bed** 5

**Near to** Beziers

**Bath** 2

**Pool** No

**Price** €291,500

**Land Tax** N/A

### Property Description

Dynamic and beautiful city with all shops, at only 5 minutes from the beach, 5 minutes from Vias and 10 minutes from Beziers/Cap d'Agde airport.

Pleasant city house (2 faces) with lots of charm and space, offering a living space of 145 m<sup>2</sup> comprising 4 to 5 bedrooms, a large living room with access to the terrace, kitchen, 2 bath/shower rooms, a nice original staircase, plus a private parking space. Very bright ! Quiet area !

Ground = Large entrance of 14.76 m<sup>2</sup> (access to the private car space at the back of house).

1st = Nice original staircase leading on a hall of 3.80 m<sup>2</sup> + dining room (or an other bedroom) of 13.72 m<sup>2</sup> with balcony + kitchen of 15.18 m<sup>2</sup> (lower and higher units, sink, gaz hob, hood) with balcony + shower room of 3 m<sup>2</sup> (shower, basin unit) + separate WC of 0.66 m<sup>2</sup> + large living room of 27 m<sup>2</sup> with access to the terrace + pleasant south-west facing terrace of 25 m<sup>2</sup>.

2nd = Hall of 4.94 m<sup>2</sup> + bedroom of 14.33 m<sup>2</sup> (balcony) + bedroom of 14.66 m<sup>2</sup> (balcony) + bathroom of 4.15 m<sup>2</sup> (bath, basin unit, WC) + bedroom of 11.32 m<sup>2</sup> + bedroom of 16.33 m<sup>2</sup> with long balcony.

Extras = Oil central heating + reversible air conditioning + double glazing + wooden shutters + very bright + a private car space + roof in good state.

Price = 291.500 € (Nice volumes ! Very pleasant !)

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 : 40905

Property Size: 145 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Reference: AM319000E

### **Other Features**

Immediately Habitable

Near the coast

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

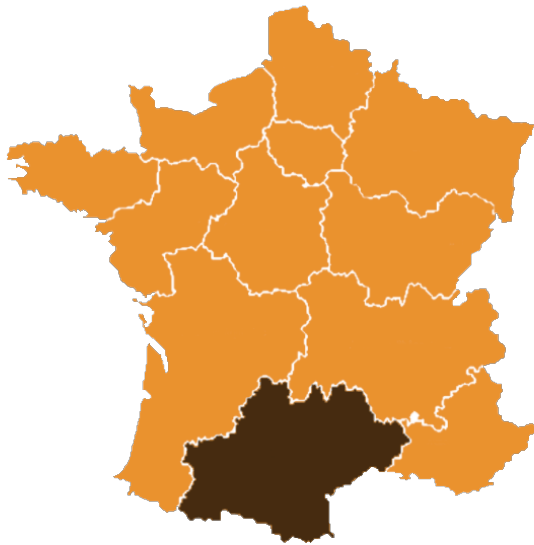
Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€291,500

## Key Information

Property Features:

- Immediately Habitable

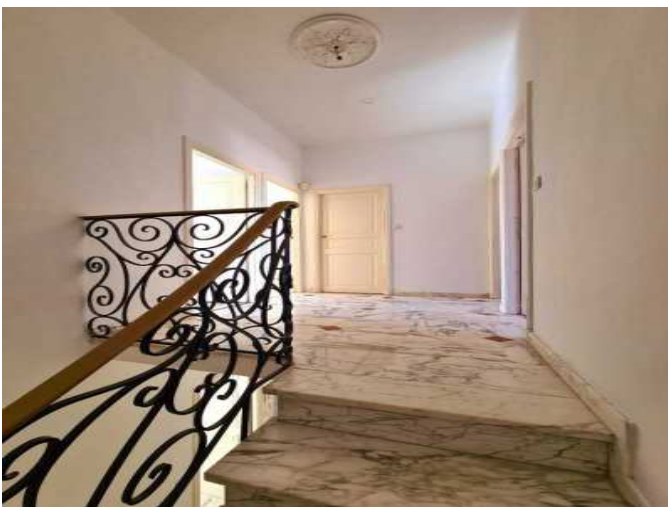
## Location: Occitanie



## Gallery







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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.

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**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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