

[Click to view MFH-LFR-CC154000E](#)

Charming Stone Village House With 2 Bedrooms, Convertible Attic And Large...

Cruzy , **Herault** , **Occitanie**



€121,000

inc. of agency fees

2 Beds

2 Baths

Village with all shops and school at 20 minutes from Narbonne and Beziers, 30 minutes from beaches and airport Beziers-Cap d'Agde, and just under an hour to Carcassonne. In a quiet area in the heart of...

At a Glance

Reference	MFH-LFR-CC154000E	Near to	Cruzy	Price	€121,000
Bed	2	Bath	2	Land Tax	N/A
		Pool	No		

Property Description

Village with all shops and school at 20 minutes from Narbonne and Beziers, 30 minutes from beaches and airport Beziers-Cap d'Agde, and just under an hour to Carcassonne.

In a quiet area in the heart of the village, stone village house with about 90 m2 of living space offering

living/dining room with open-plan kitchen, lounge, 2 bedrooms, 2 bathrooms, cellars, convertible attic and large terrace of 32 m2. Lots of character !

Ground = Entrance into open-plan kitchen/living/dining room of 35 m2 with high ceilings and beams + corridor + bathroom of 3.5 m2 (bathtub and sink) + separate wc of 1.3 m2 + laundry room of 11 m2 + wine cuve of 10 m2 + cellar of 7 m2 with a well + cellar of 9 m2 (all either tiled or cement floors).

1st = Bedroom of 10 m2 + bedroom of 9 m2 + new bathroom of 2.5 m2 (bath, sink, wc) + bright and spacious lounge of 29 m2 giving onto the terrace of 32 m2.

2nd = Convertible attic of 62 m2.

Sundry = Electric heating + roof in good state + wood burning stove + sold fully furnished + well + annual property tax of 760 € + estimated amount of annual energy consumption for standard use: between 930 € and 1258 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + mains water and sewage + foresee some refreshments.

Price = 121.000 €

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 : 53663

Property Size: 90 m2

Property Lot Size: 107 m2

Bedrooms: 2

Bathrooms: 2

Reference: CC154000E

Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

Summary

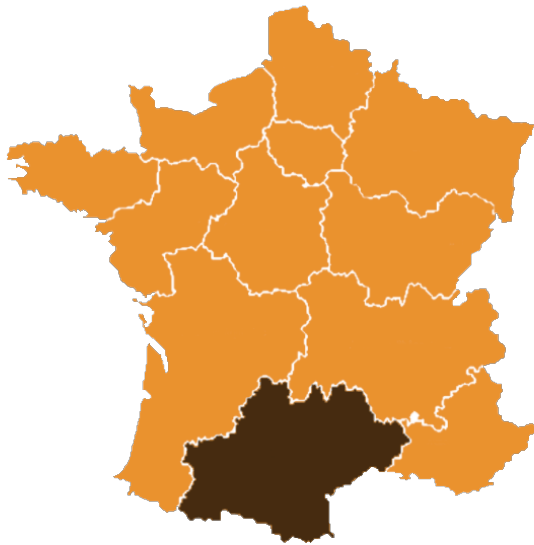
Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€121,000

Key Information

Property Features:

- Immediately Habitable

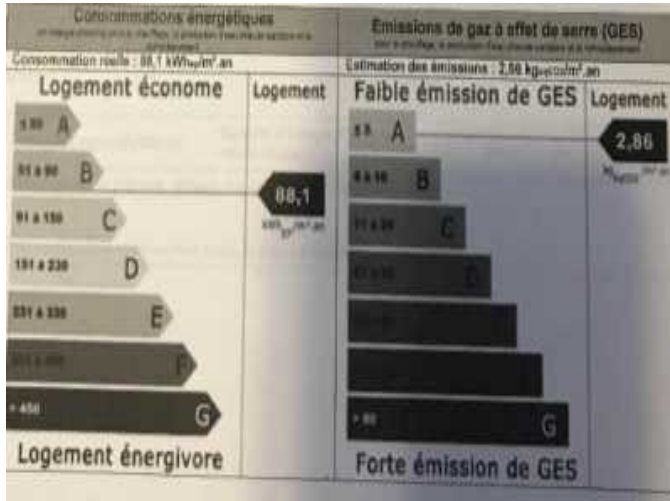
Location: Occitanie



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