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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

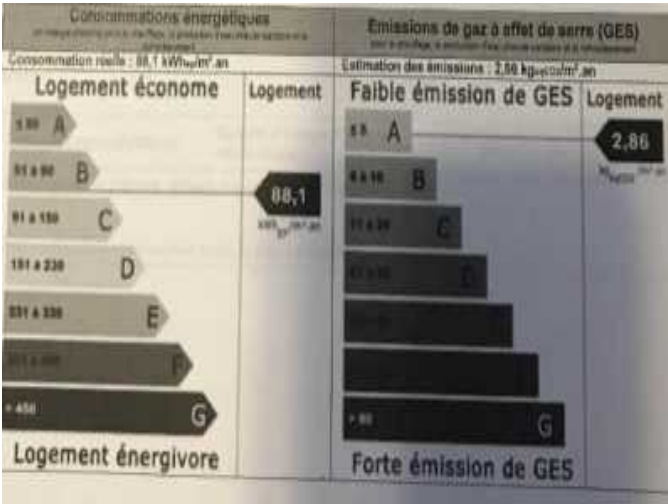
Location: Occitanie



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C. BAUER – Sunday Times

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