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Beautiful Village House With 155 M2 Of Living Space, Garage, Stable And...

Laurens , Hérault , Occitanie



€232,600

inc. of agency fees

3 Beds

2 Baths

Village with all shops, cafe, restaurants, school, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast. House well located...

At a Glance

Reference MFH-LFR-LAM249900E

Bed 3

Near to Laurens

Bath 2

Pool No

Price €232,600

Land Tax N/A

Property Description

Village with all shops, cafe, restaurants, school, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast.

House well located in the village, with about 155 m2 of living space including 2/3 bedrooms and 2

bathrooms plus a large sunny terrace of 35 m² with nice views, a former stable that could be converted and a garage of 40 m². Charm and character.

Ground = Entrance hall of 10 m² + vestibule of 5.3 m² + former stable of 28 m² + garage of 40 m².

1st = Lounge of 30 m² with fireplace + equipped kitchen of 11 m² (upper and lower units, extractor, cooker, dishwasher, fridge) + dining room of 15.3 m² + wc with handbasin + bedroom of 16 m² en suite with bathroom of 5.5 m² (shower, washbasin and wc) + study/single bedroom of 8 m².

2nd = Lounge of 30 m² with kitchen corner (work surface and sink) with access to a terrace of 35 m² + bedroom of 20 m² + bathroom of 8 m² (shower, washbasin and wc).

Sundry = Electrical heaters + annual land tax of about 800 € + estimated amount of annual energy consumption for standard use: between 2433 € and 3291 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + no work to foresee + possibility to negotiate the furniture.

Price = 232.600 € (Charming home)

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 : 54548

Property Size: 155 m²

Property Lot Size: 127 m²

Bedrooms: 3

Bathrooms: 2

Reference: LAM249900E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€232,600

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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C. BAUER – Sunday Times

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