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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 in the village, with about 155 m2 of living space...

### 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 m<sup>2</sup> with nice views, a former stable that could be converted and a garage of 40 m<sup>2</sup>. Charm and character.

Ground = Entrance hall of 10 m<sup>2</sup> + vestibule of 5.3 m<sup>2</sup> + former stable of 28 m<sup>2</sup> + garage of 40 m<sup>2</sup>.

1st = Lounge of 30 m<sup>2</sup> with fireplace + equipped kitchen of 11 m<sup>2</sup> (upper and lower units, extractor, cooker, dishwasher, fridge) + dining room of 15.3 m<sup>2</sup> + wc with handbasin + bedroom of 16 m<sup>2</sup> en suite with bathroom of 5.5 m<sup>2</sup> (shower, washbasin and wc) + study/single bedroom of 8 m<sup>2</sup>.

2nd = Lounge of 30 m<sup>2</sup> with kitchen corner (work surface and sink) with access to a terrace of 35 m<sup>2</sup> + bedroom of 20 m<sup>2</sup> + bathroom of 8 m<sup>2</sup> (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](http://georisques.gouv.fr)

Property Id : 54548

Property Size: 155 m<sup>2</sup>

Property Lot Size: 127 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: LAM249900E

### **Other Features**

Immediately Habitable

Latest properties

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



## Gallery







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or email us at **bonjour@my-french-house.com**.

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## 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.

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