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## Charming Stone House With 90 M2 Of Living Space, Possibility For A Gite,...

Faugeres , Herault , Occitanie



# €137,500

inc. of agency fees

3 Beds

2 Baths

Beautiful picturesque village in the heart of vineyards with its stunning old castle where you could degustate the local wine ! Located at 5 minutes from Faugeres, 10 minutes from Bedarieux and 40 minutes...

### At a Glance

<b>Reference</b>	MFH-LFR-CF145200E	<b>Near to</b>	Faugeres	<b>Price</b>	€137,500
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Beautiful picturesque village in the heart of vineyards with its stunning old castle where you could degustate the local wine ! Located at 5 minutes from Faugeres, 10 minutes from Bedarieux and 40 minutes from the beach !

Charming character stone house (dating from about 14th century) with a living space of 90 m<sup>2</sup> offering 2 to 3 bedrooms, living room, separate kitchen, 2 shower rooms, plus a pleasant roof terrace of 13 m<sup>2</sup> with beautiful view ! Parking nearby ! Possibility to create a gite. Sold furnished. Quiet place !

Ground -1 = Part that can be used as an independent gite of about 34 m<sup>2</sup> : entrance of 15.82 m<sup>2</sup> (that could be used as an extra bedroom) + shower room of 4 m<sup>2</sup> (shower, WC, basin, towel dryer) + bedroom of 14.06 m<sup>2</sup> (with beautiful exposed stone walls).

Ground = A few steps to access the house + entrance on living room of 23 m<sup>2</sup> with a wood burning stove + separate kitchen of 8.07 m<sup>2</sup> (lower and higher units, electric oven, electric hob, hood, sink) + shower room of 3 m<sup>2</sup> (WC, basin and shower).

1st = Large bedroom of 22 m<sup>2</sup> with access to the terrace + pleasant terrace of 13 m<sup>2</sup> with nice views (water and electricity are present).

Extras = Wooden parquet floor + tiled floor + double PVC glazing (in some part) + electric heating + wood burning stove + wooden shutters + on main sewage + roof in good state + possibility to separate in 2 parts (habitation plus gite) with an independent part for each one + estimated amount of annual energy consumption for standard use: between 1561 € and 2113 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax around 450 € + sold furnished + possibility to buy a motorcycle at 1400 €.

Price = 137.500 € (Super charming ! Ideal for a holiday home or for a 1st purchase !)

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 : 60362

Property Size: 90 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: CF145200E

### **Other Features**

Immediately Habitable

Outside space

Rental Potential

Terrace

## Summary

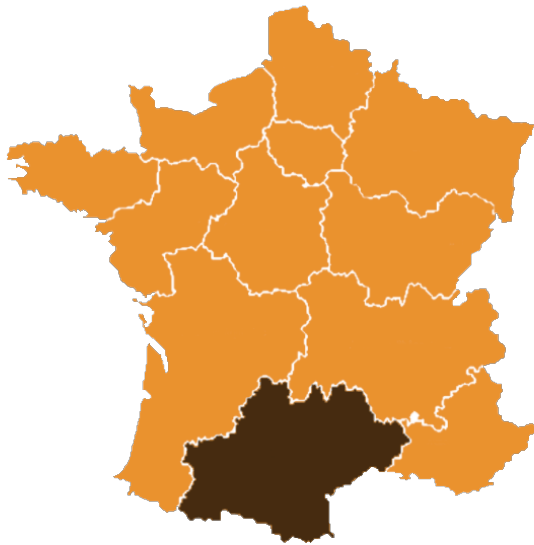
Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€137,500

## 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.

## 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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