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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

Reference	MFH-LFR-CF145200E	Near to	Faugeres	Price	€137,500
Bed	3	Bath	2	Land Tax	N/A
		Pool	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 m² offering 2 to 3 bedrooms, living room, separate kitchen, 2 shower rooms, plus a pleasant roof terrace of 13 m² 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 m² : entrance of 15.82 m² (that could be used as an extra bedroom) + shower room of 4 m² (shower, WC, basin, towel dryer) + bedroom of 14.06 m² (with beautiful exposed stone walls).

Ground = A few steps to access the house + entrance on living room of 23 m² with a wood burning stove + separate kitchen of 8.07 m² (lower and higher units, electric oven, electric hob, hood, sink) + shower room of 3 m² (WC, basin and shower).

1st = Large bedroom of 22 m² with access to the terrace + pleasant terrace of 13 m² 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

Property Id : 60362

Property Size: 90 m²

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



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