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## Beautiful Character Home With 202 M2 Of Living Space And On 1448 M2 Of...

**Saint Pons De Thomieres , Herault , Occitanie**



**€559,000**

inc. of agency fees

5 Beds

2 Baths

Small village of the Jaur valley with a grocery, a cafe, 5 minutes from Olargues, 10 minutes from Saint Pons de Thomieres, 20 minutes from Lamalou les...

### At a Glance

**Reference** MFH-LFR-PS559000E

**Bed** 5

**Near to** Saint Pons De Thomieres

**Bath** 2

**Pool** Yes

**Price** €559,000

**Land Tax** N/A

### Property Description

Small village of the Jaur valley with a grocery, a cafe, 5 minutes from Olargues, 10 minutes from Saint Pons de Thomieres, 20 minutes from Lamalou les Bains and 90 minutes from Montpellier and Beziers airports and from the coast.

Beautiful character home with 202 m2 of living space including 5 bedrooms and 2 bathrooms, on 1448 m2 of land with a soothing spectacle of the river. A lovely pool adds to the intimate comfort of this property. And finally the unique privilege to use the water of a stream source of unlimited fresh water that goes across the land !

Ground (garden level) = Former stable of 22 m2 + wine cellar of 8 m2 + workshop of 29.6 m2 with source + workshop/former stable of 28 m2.

Ground (street level) = Entrance hall of 18.5 m2 with access to the terrace + living room/dining room of 36 m2 + equipped kitchen of 12 m2 (cooker, sink, fridge) + WC with handbasin + bedroom of 13 m2 with shower + garage of about 70 m2.

1st = Hall of 15 m2 + en suite bedroom of 20 m2 with bathroom of 12.6 m2 (bath, italian walk-in shower, WC, washbasin) leading to a large leisure room (or 6th bedroom) of 33 m2 + washroom of 10.2 m2 (bidet, WC italian walk-in shower and sauna) with access to the leisure room + bedroom of 17.6 m2 + bedroom of 13.6 m2.

2nd = 3 attic rooms of 40 m2, 10 m2 and 20 m2.

Exterior = 2 terraces of 10 m2 with views + garden with lovely lime tree and access to the river + pool (10x5m, salt, new equipment) + unlimited constant water source going across the land (possibility of irrigation).

Sundry = Gas central heating (exterior tank) + estimated amount of annual energy consumption for standard use: between 6474 Euros and 8758 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1064 Euros + great potential for installing a hydrolic system.

Price = 559.000 Euros (Peace and nature !)

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 : 44309

Property Size: 202 m2

Property Lot Size: 1,448 m2

Bedrooms: 5

Bathrooms: 2

Reference: PS559000E

**Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Swimming Pool

With Land/Garden

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€559,000

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



## Gallery

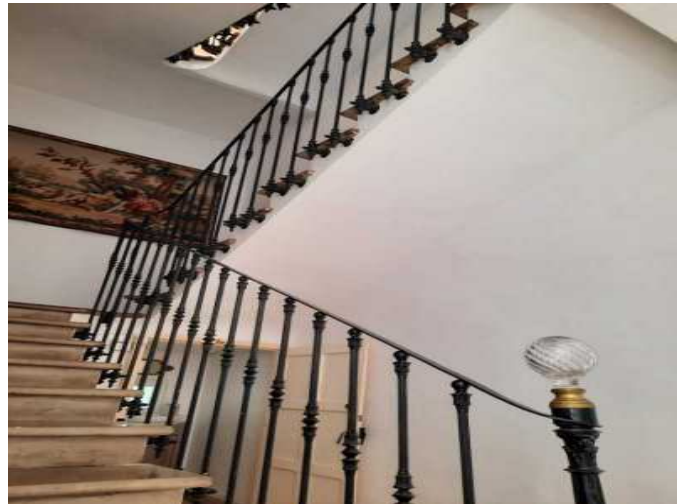














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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with 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.

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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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