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Charming Bourgeoise's House To Renovate With 216 M2 Of Living Space, Attic,...

Maraussan , **Herault** , **Occitanie**



€264,000

inc. of agency fees

4 Beds

1 Baths

Village with all shops (bakery, butcher, supermarkets, schools, bar:) located at 10 minutes from Beziers and 20 minutes from the beach !Charming bourgeoise's house (18th century) to renovate with 216...

At a Glance

Reference	MFH-LFR-LB308000E	Near to	Maraussan	Price	€264,000
Bed	4	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Village with all shops (bakery, butcher, supermarkets, schools, bar:) located at 10 minutes from Beziers and 20 minutes from the beach !

Charming bourgeoise's house (18th century) to renovate with 216 m2 of living space offering an apartment

already renovated of 60 m² (2 bedrooms, lounge, kitchen, shower room), 156 m² to renovate, a convertible attic of 40 m² plus a large garage of 191 m² and also a non attached garden of 483 m². Great project with many possibilities ! Right in the center, nearby amenities !

Street = Large garage of 191 m² (possibility upper level) with old wine tank.

Ground = Entrance of 11.25 m² with a beautiful stone staircase + kitchen of 28 m² (sink and marble fireplace) + lounge of 18.32 m² (old fireplace).

1/2 = Hall of 2 m².

1st = Hall of 2 m² + large room of 28.22 m² with fireplace (french window on balcony) + bedroom of 15.50 m² (fireplace) and cupboard + apartment of 60 m² already renovated with a living room of 17.02 m² + kitchen of 6.33 m² (lower units, electric oven, sink) + bedroom of 14.50 m² (balcony) + bedroom of 16 m² (balcony) + shower room of 5 m² (italian walk-in shower, basin unit and towel dryer) + WC of 1.07 m².

1 and 1/2 = Hall of 2 m².

2nd = Hall of 2 m² + large room of 28.33 m² with beautiful original floor + corridor of 3.98 m² + bedroom of 12.65 m² and room of 3.98 m² (all ready to be a shower room) + large convertible attic of 40 m².

Exterior = At only a few meters from the house, a non attached garden of 483 m² (with a well).

Extras = Simple and double glazing + wooden shutters + high ceilings from 3 to 4 meters high + on main sewage + beautiful original features (old floors, fireplace, stone staircase) + non attached garden in a flood zone + only the apartment of 60 m² has been renovated, all the rest needs to be finished (electricity, plumbing, interior renovations:) + not subject to energy performance diagnostics + roof in a good state + annual land tax of 1250 €.

Price = 264.000 € (Many possibilities for this project to be finished ! Right in the center of village !)

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 : 60046

Property Size: 216 m²

Property Lot Size: 755 m²

Bedrooms: 4

Bathrooms: 1

Reference: LB308000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

With Land/Garden

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€264,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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