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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

<b>Reference</b>	MFH-LFR-LB308000E	<b>Near to</b>	Maraussan	<b>Price</b>	€264,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	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 m<sup>2</sup> (2 bedrooms, lounge, kitchen, shower room), 156 m<sup>2</sup> to renovate, a convertible attic of 40 m<sup>2</sup> plus a large garage of 191 m<sup>2</sup> and also a non attached garden of 483 m<sup>2</sup>. Great project with many possibilities ! Right in the center, nearby amenities !

Street = Large garage of 191 m<sup>2</sup> (possibility upper level) with old wine tank.

Ground = Entrance of 11.25 m<sup>2</sup> with a beautiful stone staircase + kitchen of 28 m<sup>2</sup> (sink and marble fireplace) + lounge of 18.32 m<sup>2</sup> (old fireplace).

1/2 = Hall of 2 m<sup>2</sup>.

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

1 and 1/2 = Hall of 2 m<sup>2</sup>.

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

Exterior = At only a few meters from the house, a non attached garden of 483 m<sup>2</sup> (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 m<sup>2</sup> 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](http://georisques.gouv.fr)

Property Id : 60046

Property Size: 216 m<sup>2</sup>

Property Lot Size: 755 m<sup>2</sup>

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



# Gallery











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**C. BAUER – Sunday Times**

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