

[Click to view MFH-LFR-LR450000E](#)

Traditional And Welcoming Villa With 110 M2 Living Space On 1565 M2 Of...

Laurens , Hérault , Occitanie



€435,000

inc. of agency fees

4 Beds

2 Baths

Village with all shops, schools and restaurants in a quiet location 20 minutes from Beziers and Pezenas, 25 minutes from the beach. Welcoming and spotless single storey villa, of traditional construction,...

At a Glance

Reference	MFH-LFR-LR450000E	Near to	Laurens	Price	€435,000
Bed	4	Bath	2	Land Tax	N/A
		Pool	Yes		

Property Description

Village with all shops, schools and restaurants in a quiet location 20 minutes from Beziers and Pezenas, 25 minutes from the beach.

Welcoming and spotless single storey villa, of traditional construction, recently updated with lots of charm

and taste, located on a private 1565 m2 nicely landscaped plot, offering about 110 m2 of living space including 4 bedrooms and 2 bathrooms plus a garage. The home is located 10 minutes walk from all amenities in a quiet street.

Interior = Garage of 15 m2 + living room/equipped kitchen of 40 m2 (upper and lower units, induction hob, extractor fan, sink, electrical oven, micro-wave, fridge, dishwasher) + hall of 5 m2 + 3 bedrooms of 9.5 m2, 13 m2 and 13 m2 + washroom of 5.5 m2 (shower, washbasin, wc) + washroom of 4 m2 (shower, washbasin, WC, laundry area) + bedroom of 11 m2 + WC.

Exterior = Porch for one car + fully enclosed garden + heated pool (10x4m, 1,45m deep) + access by nice alleyway + well with pumping system.

Sundry = Reversible air conditioning + electrical heating + estimated amount of annual energy consumption for standard use: between 1015 € and 1373 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 1027 € + single glazed windows in very good condition + wooden shutters + possibility to negotiate some furniture.

Price = 435.000 € (Good location, super charming !)

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 : 53463

Property Size: 110 m2

Property Lot Size: 1,565 m2

Bedrooms: 4

Bathrooms: 2

Reference: LR450000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€435,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



Gallery







Consommations énergétiques	Emissions de gaz à effet de serre (GES)
<p>en énergie primaire pour le chauffage, la production d'eau chaude sanitaire et le refroidissement, destinées soit au bâtiment, d'origine à distance</p> <p>Consommation conventionnelle : 154 kWh_{ep}/m².an</p>	<p>pour le chauffage, la production d'eau chaude sanitaire et le refroidissement</p> <p>Estimation des émissions : 5 kg_{CO2}eq/m².an</p>
<p>154 kWh_{ep}/m².an</p> <p>5*</p>	<p>peu d'émissions de CO2</p> <p>A — 5 kg_{CO2}eq/m².an</p> <p>émissions de CO2 très importantes</p>

As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates