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## Large Village House With Commercial Premises, Large Living Area And 4...

**Saint Chinian** , **Herault** , **Occitanie**



**€253,800**

inc. of agency fees

4 Beds

1 Baths

Dynamic village with restaurants, bars, pharmacy, bakery, schools, supermarkets, a great market twice a week, : located at 10 minutes from Cessenon-sur-Orb,...

### At a Glance

**Reference** MFH-LFR-SCC275000E

**Bed** 4

**Near to** Saint Chinian

**Bath** 1

**Pool** No

**Price** €253,800

**Land Tax** N/A

### Property Description

Dynamic village with restaurants, bars, pharmacy, bakery, schools, supermarkets, a great market twice a week, : located at 10 minutes from Cessenon-sur-Orb, 30 minutes from Beziers and 40 minutes from the beach !

Large village house offering a living space of 235 m<sup>2</sup> to re-organize entirely, ideal for investors or to create a business. It is composed on 3 levels comprising commercial premises, 3 to 4 bedrooms, a large living room with open kitchen, a washroom, the all right in the heart of center, few meters from the commodities and with a parking nearby !

Ground = Room of 65 m<sup>2</sup> with large windows and a wood burning stove (which was used as a commercial premises and could possibly be transformed into a garage) + WC of 4.22 m<sup>2</sup> with wash hand basin + room of 17.70 m<sup>2</sup> (office).

1st = Beautiful stone staircase leading on a living room of 46 m<sup>2</sup> (wooden parquet floor and old decorative fireplace) with an open kitchen (lower units, electric hob, sink, hood) + room of 10 m<sup>2</sup> (bedroom) + room of 11.53 m<sup>2</sup>.

2nd = Large room of 49 m<sup>2</sup> with kitchen (sink, lower units, gas hob) + room of 10 m<sup>2</sup> (bedroom) + shower room of 3.60 m<sup>2</sup> (WC, shower, basin unit, towel dryer).

3rd = Mezzanine with hall of 6 m<sup>2</sup> + room (bedroom) of 11 m<sup>2</sup>.

Extras = To re-organize entirely + spacious volumes + on main sewage + wood burning stove + estimated amount of annual energy consumption for standard use: between 1943 € and 2629 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + roof is in good condition.

Price = 253.800 € (Ideal investors !)

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 : 51108

Property Size: 235 m<sup>2</sup>

Property Lot Size: 105 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 1

Reference: SCC275000E

### **Other Features**

Immediately Habitable

Renovation required

Rental Potential

## Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	1
Price	€253,800

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



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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.

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**C. BAUER – Sunday Times**

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