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Rare Opportunity Beautiful Property Divided Into 3 Homes, Lovely Courtyard,...

Murviel Les Beziers , Herault , Occitanie



€289,000

inc. of agency fees

6 Beds

6 Baths

Medieval village with all shops and restaurants, cafes, primary and secondary schools, commercial centre, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the coast. Charming village...

At a Glance

Reference MFH-LFR-
MM324000EC

Bed 6

Near to Murviel Les Beziers

Bath 6

Pool No

Price €289,000

Land Tax N/A

Property Description

Medieval village with all shops and restaurants, cafes, primary and secondary schools, commercial centre, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the coast.

Charming village house located in a picturesque setting, offering a spacious courtyard of 60 m², divided into three separate apartments: a single storey of 83 m², a duplex of 67 m² with terrace and a triplex of 89 m² with garage and terrace, each providing a unique blend of character and comfort. This property presents a rare opportunity to acquire not only a home but also a potential investment with rental incomes. Perfect for a tranquil life in a quaint village.

Apartment 1 (single storey)

Entrance hall of 10.9 m² + equipped kitchen/dining room of 27.4 m² + en suite bedroom of 18 m² with shower room of 9 m² (washbasin, shower, bidet, WC) + en suite bedroom of 12 m² with shower room of 6.3 m² (washbasin, shower, WC).

Apartment 2 (triplex)

Basement = Garage of about 40 m².

Ground = Living room of 37 m².

1st = Hall of 7 m² + kitchen of 9.8 m² with access to a terrace of 9 m² + en suite bedroom of 18 m² with washroom of 5.6 m² (shower, washbasin, WC).

2nd = En suite bedroom of 10 m² with washroom of 4.5 m² (shower, washbasin, WC).

Apartment 3 (duplex on the 1st floor)

1st = Hall of 7 m² + kitchen of 9.8 m² with access to terrace of 10.4 m² + bedroom of 18 m² en suite with shower room of 5.6 m² (shower, lavabo, wc).

2nd = En suite bedroom of 10 m² with washroom of 4.5 m² (shower, washbasin, WC).

Extras = Renovation fully done in 2014 + roof in good condition + electric heating + estimated amount of annual energy consumption for standard use: between 1103 € and 1493 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1316 € + lots of character + communal courtyard of 60 m².

Price = 289.000 € (Interesting investment with rental income !)

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 : 45636

Property Size: 239 m²

Property Lot Size: 237 m²

Bedrooms: 6

Bathrooms: 6

Reference: MM324000EC

Other Features

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

Summary

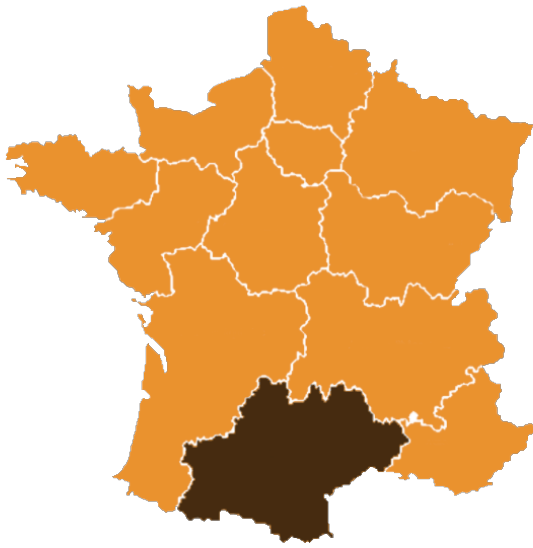
Property type:	House
Bedrooms:	6
Bathrooms	6
Price	€289,000

Key Information

Property Features:

- Courtyard

Location: Occitanie



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C. BAUER – Sunday Times

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