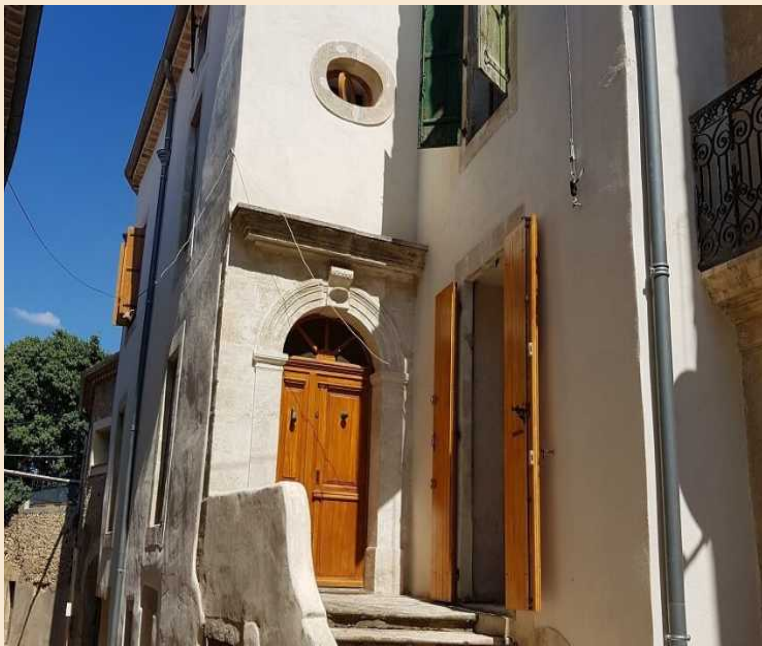


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Ultra Spacious Character Property With 315 M2 Of Living Space And Terrace...

Laurens , Hérault , Occitanie



€302,400

inc. of agency fees

5 Beds

3 Baths

Nice village with all shops, 20 minutes from Beziers, 25 minutes from Pezenas and 30 minutes from the coast. Large character and renovated village house with 315 m² living space plus a garage, 4/5 bedrooms...

At a Glance

Reference MFH-LFR-
ASP324000EF

Bed 5

Near to Laurens

Bath 3

Pool No

Price €302,400

Land Tax N/A

Property Description

Nice village with all shops, 20 minutes from Beziers, 25 minutes from Pezenas and 30 minutes from the coast.

Large character and renovated village house with 315 m2 living space plus a garage, 4/5 bedrooms and 3 bathrooms. Located in the centre of the village, with a large roof terrace of 30 m2 that has a direct access to the kitchen and superb views. Near all amenities.

Basement = 2 cellars of 10 m2 and 40 m2 + garage of 30 m2.

Ground = Entrance hall of 40 m2 (or lounge) + lounge/bedroom of 36 m2 + kitchen of 28 m2 + hall of 11.5 m2 + wc with washbasin and laundry area.

1st = Hall of 15 m2 + 2 bedrooms of 24 m2 and 23 m2 + hall of 5.8 m2 + bathroom of 12 m2 (italian walk-in shower, 2 washbasins, corner bath, wc) + en suite bedroom of 30 m2 with washroom of 4 m2 (shower, washbasin, wc).

2nd = Equipped kitchen of 30 m2 (lower units, hob, sink, hob) with access to a terrace of 30 m2 + lounge of 28 m2 + en suite bedroom of 24.5 m2 with washroom of 2.5 m2 (shower, washbasin, wc).

Extras = Electric heating in some rooms + annual land tax of 1800 €.

Price = 302.400 € (So much space and super terrace !)

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 : 60652

Property Size: 315 m2

Property Lot Size: 160 m2

Bedrooms: 5

Bathrooms: 3

Reference: ASP324000EF

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€302,400

Key Information

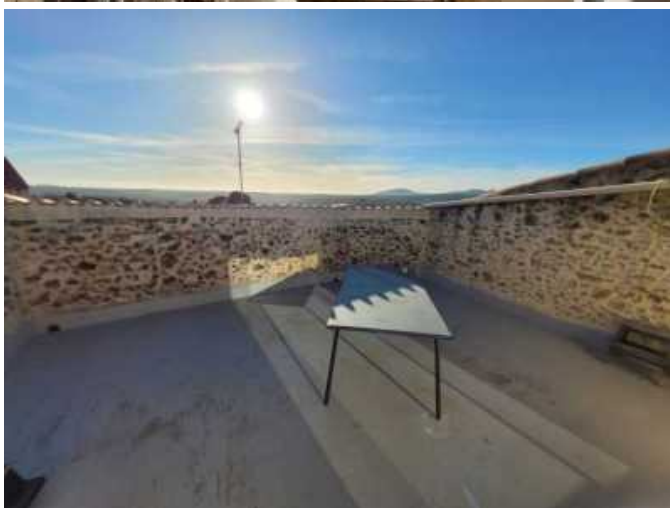
Property Features:

- 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

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.

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