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## Beautiful And Spacious Former Winegrowing Property With 243 M2 Of Living...

Laurens , Herault , Occitanie



**€490,000**

inc. of agency fees

5 Beds

3 Baths

Lovely hamlet (no shop) just 5 minutes from Autignac and Laurens (villages with all shops and restaurants), 25 minutes from Beziers and 30 minutes from...

### At a Glance

**Reference** MFH-LFR-LAL567000E

**Bed** 5

**Near to** Laurens

**Bath** 3

**Pool** Yes

**Price** €490,000

**Land Tax** N/A

### Property Description

Lovely hamlet (no shop) just 5 minutes from Autignac and Laurens (villages with all shops and restaurants), 25 minutes from Beziers and 30 minutes from the coast.

Beautiful and spacious character home (former winegrowing property dating from the middle of 19th century) with 243 m<sup>2</sup> of living space including 5 bedrooms and 3 washrooms, on a 1064 m<sup>2</sup> plot. Located in peaceful environment, with lovely views from the terrace. A real sun and light trap with a garden that can receive a pool.

Ground = Porch of 23 m<sup>2</sup> + garage of 23 m<sup>2</sup> + laundry of 21 m<sup>2</sup> + former laundry of 12 m<sup>2</sup> + 3 cellars of 34 m<sup>2</sup>, 13 m<sup>2</sup> and 14 m<sup>2</sup> + former winegrowers' kitchen of 27 m<sup>2</sup>.

1st = Entrance hall of 30 m<sup>2</sup> + lounge of 21 m<sup>2</sup> with access to an office/bedroom of 12 m<sup>2</sup> with dressing room of 3 m<sup>2</sup> + dining room of 21 m<sup>2</sup> + equipped kitchen of 13 m<sup>2</sup> (upper and lower units, hob, extractor fan, oven, sink) + 2 bedrooms of 12 m<sup>2</sup> and 8 m<sup>2</sup> + bathroom of 4 m<sup>2</sup> (bath, WC, washbasin) + WC + staircase + side part (that could be fully independent) including an office of 21 m<sup>2</sup> with access to bedroom of 14 m<sup>2</sup> and WC with handbasin plus former washroom of 4 m<sup>2</sup> (bath, WC, washbasin) located between ground and 1st.

2nd = Lounge or bedroom of 38 m<sup>2</sup> with access to a shower room of 4 m<sup>2</sup> (shower, WC, washbasin) and to bedroom of 34 m<sup>2</sup>.

Exterior = Terrace of about 12 m<sup>2</sup> + parking space + beautiful back and front gardens that could receive a pool + nice shady areas.

Sundry = Reversible air conditioning + estimated amount of annual energy consumption for standard use: between 2380 Euros and 3260 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1120 Euros + roof in very good condition (2008) + quote for a new facade (all the house) of 60.000 Euros.

Price = 490.000 Euros (Beautiful and authentic family home !)

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 : 68760

Property Size: 243 m2

Property Lot Size: 1,064 m2

Bedrooms: 5

Bathrooms: 3

Reference: LAL567000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Renovation required

Rental Potential

With Land/Garden

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 5        |
| Bathrooms      | 3        |
| Price          | €490,000 |

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

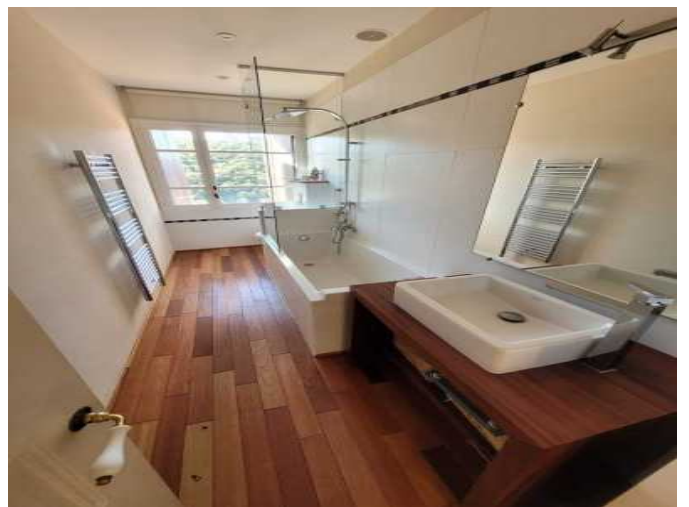
## Location: Occitanie



## Gallery

















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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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