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

**Laurens , Herault , Occitanie**



**€567,000**  
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 the coast. Beautiful and spacious character home...

### At a Glance

**Reference** MFH-LFR-LAL567000E

**Bed** 5

**Near to** Laurens

**Bath** 3

**Pool** Yes

**Price** €567,000

**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 m2 of living space including 5 bedrooms and 3 washrooms, on a 1064 m2 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 m2 + garage of 23 m2 + laundry of 21 m2 + former laundry of 12 m2 + 3 cellars of 34 m2, 13 m2 and 14 m2 + former winegrowers' kitchen of 27 m2.

1st = Entrance hall of 30 m2 + lounge of 21 m2 with access to an office/bedroom of 12 m2 with dressing room of 3 m2 + dining room of 21 m2 + equipped kitchen of 13 m2 (upper and lower units, hob, extractor fan, oven, sink) + 2 bedrooms of 12 m2 and 8 m2 + bathroom of 4 m2 (bath, WC, washbasin) + WC + staircase + side part (that could be fully independent) including an office of 21 m2 with access to bedroom of 14 m2 and WC with handbasin plus former washroom of 4 m2 (bath, WC, washbasin) located between ground and 1st.

2nd = Lounge or bedroom of 38 m2 with access to a shower room of 4 m2 (shower, WC, washbasin) and to bedroom of 34 m2.

Exterior = Terrace of about 12 m2 + 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 € and 3260 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1120 € + roof in very good condition (2008) + quote for a new facade (all the house) of 60.000 €.

Price = 567.000 € (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 : 48245

Property Size: 243 m2

Property Lot Size: 1,064 m2

Bedrooms: 5

Bathrooms: 3

Reference: LAL567000E

## Other Features

Immediately Habitable  
Outside space  
Private parking/Garage  
Renovation required  
Rental Potential  
Terrace  
With Land/Garden

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€567,000

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

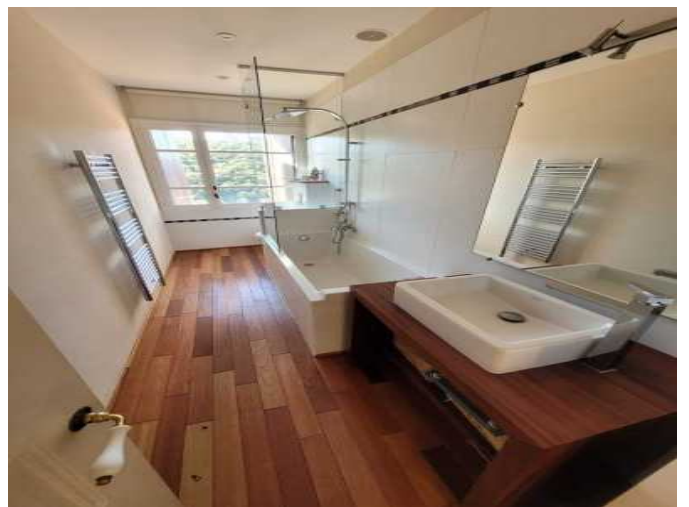
Location: Occitanie



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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.

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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**



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