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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 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 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

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

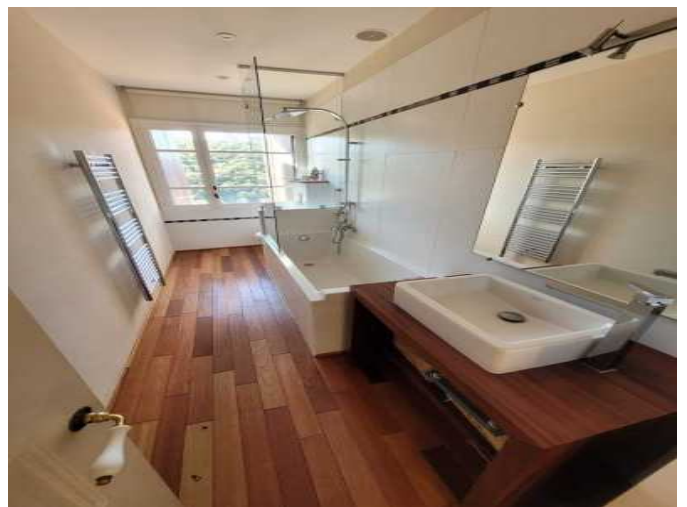
Swimming Pool? Yes

Location: Occitanie



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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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