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Superb Renovated Mansion With 190 M2 Of Living Space, 4 Bedrooms, Garage...

Laurens , Herault , Occitanie



€295,000

inc. of agency fees

4 Beds

2 Baths

Nice village with all shops, 20 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast. Splendid renovated mansion, in the heart of a picturesque and vibrant village....

At a Glance

Reference MFH-LFR-AL295000E

Bed 4

Near to Laurens

Bath 2

Pool No

Price €295,000

Land Tax N/A

Property Description

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

Splendid renovated mansion, in the heart of a picturesque and vibrant village. This exceptional property

blends old-world charm with modern amenities, providing 190 m2 of living space including 4 bedrooms and 2 bathrooms. With its sunny terrace and adjoining garage, this residence epitomizes elegance and refinement in the midst of village life.

Ground = Entrance hall of 57 m2 + garage of about 50 m2 + hall of 5.5 m2 + laundry room of 8 m2 (sink, washing machine connexion) + workshop of about 10 m2.

1st = Living room of 36 m2 with a fireplace and with access to a terrace of 15 m2 + wc with hand basin + fully equipped italian kitchen of 16 m2 (lower and upper units, electrical oven, gas hob, american fridge, dishwasher, sink) + shower room of 11 m2 (shower, washbasin) + bedroom of 14 m2.

2nd = Hall of 13 m2 + 3 bedrooms of 17 m2, 19 m2 and 20 m2 (built-in wardrobe) + bathroom of 10.5 m2 (wc, 2 wasbasins, corner bath).

Sundry = Reversible air conditioning through ceiling on the top floor and with units in the rest of the house + estimated amount of annual energy consumption for standard use: between 1867 € and 2527 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1234 € + new plumbing and electricity + roof in good condition + alarm + intercom.

Price = 295.000 € (Beautiful maison de maitre in excellent condition !)

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 : 48600

Property Size: 190 m2

Property Lot Size: 160 m2

Bedrooms: 4

Bathrooms: 2

Reference: AL295000E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

Summary

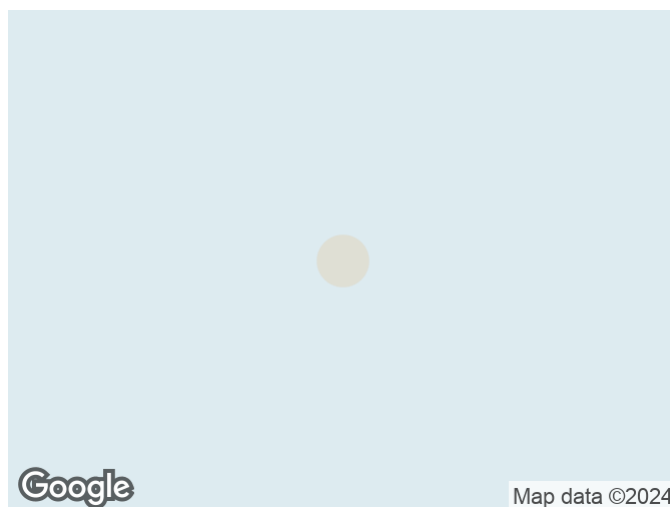
Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€295,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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C. BAUER – Sunday Times

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