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Village House To Refresh With 4 Bedrooms, Veranda, Terrace, Large Garage...

Cazedarnes , Herault , Occitanie



€205,200
inc. of agency fees

4 Beds

Village with bakery, located at 5 minutes from Saint-Chinian (all shops and a superb market twice a week), 10 minutes from Cessenon-sur-Orb and 30 minutes from the beach !Village house (2 faces) to refresh,...

At a Glance

Reference MFH-LFR-CC205200E
Bed 4

Near to Cazedarnes
Pool No

Price €205,200
Land Tax N/A

Property Description

Village with bakery, located at 5 minutes from Saint-Chinian (all shops and a superb market twice a week), 10 minutes from Cessenon-sur-Orb and 30 minutes from the beach !

Village house (2 faces) to refresh, with a living space of 146 m², offering 2 lounges, a separate kitchen, 4 bedrooms, a bathroom, a veranda, a terrace, a large garage, the all with a pleasant back garden of 227 m² with nice views !

Ground = Large corridor of 12 m² + bedroom of 11.55 m² (sink and cupboard) + access to the garage of 44 m² (possibility to park 2 cars, plus mezzanine for storage and access to the garden) + roo of 5.97 m² (possibility to create a shower room or dressing area) + WC of 1 m² + lounge of 20 m² (ideal as a summer lounge with an access to the garden).

1st = Hallway of 10 m² + bathroom of 3.93 m² (bath, basin unit, bidet) + kitchen of 16.89 m² (higher units, lower units, electric oven, electric hob, fridge and french windows to the front terrace) + lounge/dining room of 27 m² with fireplace and french windows on terrace + bedroom or office of 12.34 m² (cupboard and access to the veranda) + bedroom of 13.20 m² (cupboard) + bedroom of 13.09 m² (cupboard) + WC of 1.65 m² with hand basin + pleasant veranda of 16 m² with access to the garden and nice views.

Exterior = A front terrace of 13 m² + pleasant garden at the back of the house of 227 m² with a covered terrace and a summer kitchen area (sink and electric hob), barbecue and nice views + land can receive a pool.

Extras = Oil central heating and wooden heating system + fireplace + reversible air conditioning + tiled floor + main sewage + roof is in good condition + partly double glazed + a few refreshments to foresee + estimated amount of annual energy consumption for standard use: between 1070 € and 1520 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1200 €.

Price = 205.200 € (Pleasant ! Some cosmetic work to foresee)

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 : 48684

Property Size: 146 m²

Property Lot Size: 320 m²

Rooms: 1

Bedrooms: 4

Reference: CC205200E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Terrace

With Land/Garden

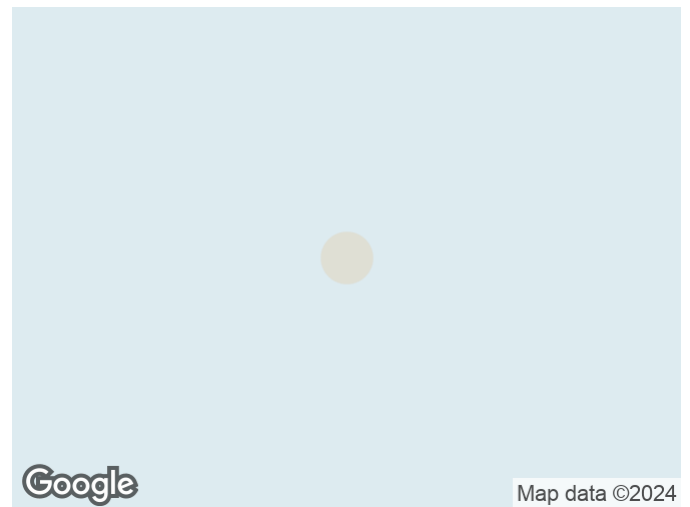
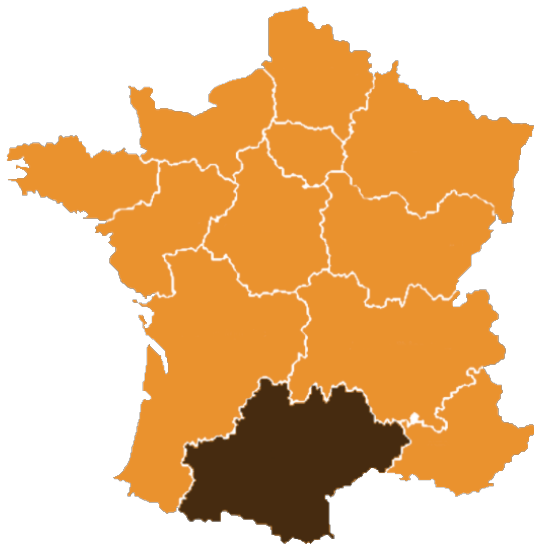
Summary

Property type:	Village house
Bedrooms:	4
Price	€205,200

Key Information

- Property Features:
- Immediately Habitable

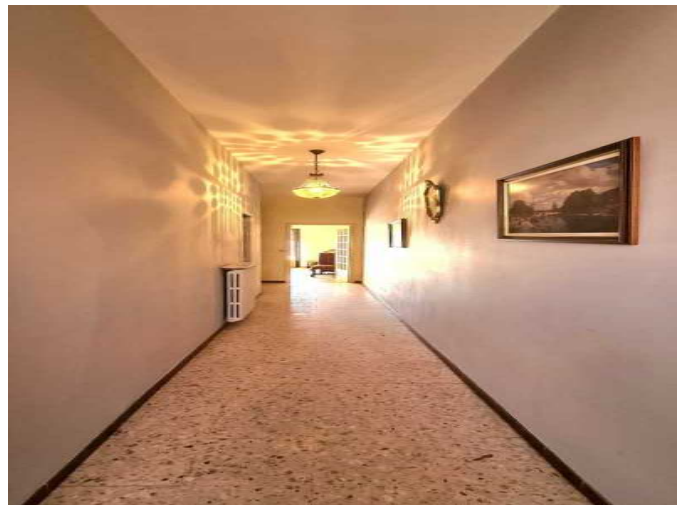
Location: Occitanie



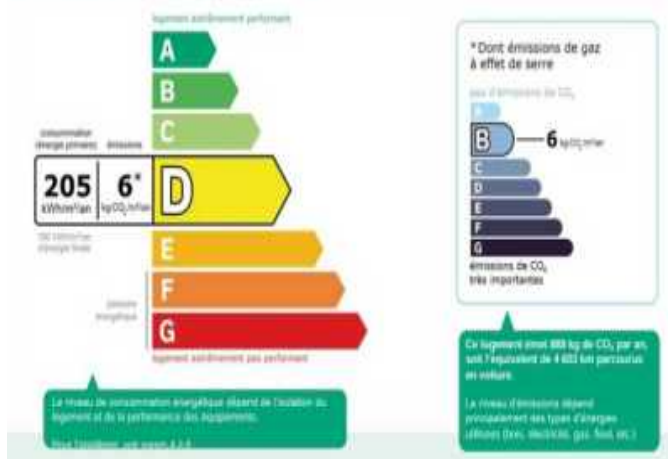
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