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Pretty Village House In Very Good Condition With 132 M2 Of Living Space,...

Castelnau De Guers, Herault, Occitanie



€248,400

inc. of agency fees

3 Beds

2 Baths

Nice hamlet with no shop but just 5 minutes from Pezenas, touristic medieval town with all shops and restaurants, 20 minutes from Beziers and the coast. Very pretty and attractive village house in excellent...

At a Glance

Reference MFH-LFR-PC248400E

Near to Castelnau De Guers

Price €248,400

Bed 3

Bath 2

Land Tax N/A

Pool No

Property Description

Nice hamlet with no shop but just 5 minutes from Pezenas, touristic medieval town with all shops and restaurants, 20 minutes from Beziers and the coast.

Very pretty and attractive village house in excellent good condition with 132 m2 of living space including 3

bedrooms and 2 bathrooms, a lovely courtyard plus a terrace. Located at the door of Pezenas. Possibility to buy the house furnished.

Ground = Entrance through a courtyard of 25 m2 + dining room of 12.6 m2 + living room/equipped kitchen of 25 m2 (upper and lower elements, piano oven, hob, sink) + lounge of 25 m2 with a stone vaulted area (bar/tasting room) + WC with wash basin.

1st = Hall of 7 m2 with cupboards+ 2 bedrooms of 9 m2 (with balcony) and 11.5 m2 both with access to a washroom of 3.3 m2 (shower, washbasin, wc) + terrace of 24 m2 accessible through one of the bedroom.

2nd = Bedroom of 22 m2 with dressing area and bathroom of 7 m2 (bath, italian walk-in shower, washbasin, wc).

Exterior = Courtyard of 22 m2 with shed/workshop of about 12 m2 + terrace of 24 m2 on the 1st floor.

Sundry = Reversible air conditioning and woodburner + estimated amount of annual energy consumption for standard use: between $1250 \in$ and $1760 \in$ per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about $1112 \in$ + at the door of the town, ideal location! + possibility to buy furnished.

Price = 248.400 € (Very pretty home in an attractive location!)

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: 49670

Property Size: 122 m2

Property Lot Size: 155 m²

Bedrooms: 3
Bathrooms: 2

Reference: PC248400E

Other Features

Courtyard
Immediately Habitable
Latest properties
Outside space
Rental Potential

Terrace

Summary

Property type: Village house

Bedrooms: 3
Bathrooms 2

Price €248,400

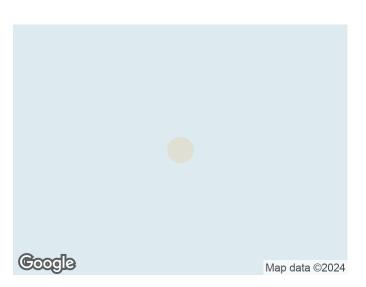
Key Information

Property Features:

Courtyard

Location: Occitanie



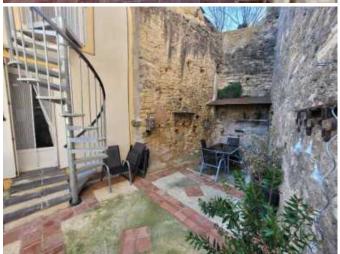


Gallery













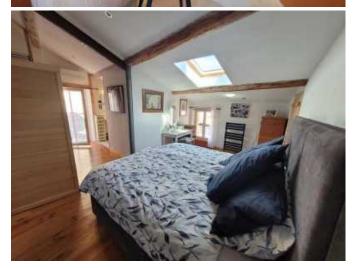




























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S. and L. BROWN



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