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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 € and 1760 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 1112 € + 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



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