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Charming Town House, Fully Renovated, With 2 Bedrooms And A Large Garage...

Pezenas , Herault , Occitanie



€259,200

inc. of agency fees

2 Beds

2 Baths

Charming medieval city with picturesque historic centre, all shops and a pleasant market, at 25 minutes from Beziers and 20 minutes from the beach ! Charming town house fully renovated, with 78 m2 of living...

At a Glance

Reference MFH-LFR-PA259200E
Bed 2

Near to Pezenas
Bath 2
Pool No

Price €259,200
Land Tax N/A

Property Description

Charming medieval city with picturesque historic centre, all shops and a pleasant market, at 25 minutes from Beziers and 20 minutes from the beach !

Charming town house fully renovated, with 78 m2 of living space offering 2 bedrooms (one under the roof),

a pleasant living room with equipped open kitchen, a cute balcony, 2 bath/shower rooms, a large garage of 40 m2 (that has been fully renovated but where you can still park a car if necessary), right in the heart of the historic centre, full of charm !

Ground = Large garage of 40 m2, totally renovated, offering a room of 20 m2 with a shower room of 2.10 m2 (shower, WC, towel dryer, basin unit) + another room of 20 m2 with beautiful old vaulted ceilings.

1st = An original stone staircase leading on a fully equipped open kitchen/dining area of 17.72 m2 (large working plan, sink, fridge, electric oven, gas hob, hood, dish washer) with cute balcony + a large cosy lounge of 22.82 m2 with stunning old floor tiles + WC of 2.03 m2 with hand basin + large cupboard for storage.

2nd = A master bedroom of 22 m2 with a bedroom of 17.40 m2 and its en suite bathroom of 4.81 m2 (WC, basin unit, towel dryer, bath) + a bedroom under the roof of about 12 m2 (ideal for an extra bedroom or as dressing room).

Exterior = A cute balcony of about 4 m2 + possibility to put tables and chairs just in front of the house.

Extras = Plumbing and electricity has been totally redone + reversible air conditioning + double glazing + nice features (old floors/staircase) + main sewage + right in the heart of the historic centre + estimated amount of annual energy consumption for standard use: between 620 € and 900 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1125 €.

Price = 259.200 € (Super charming ! In the heart of a picturesque centre !)

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 : 50455

Property Size: 78 m2

Property Lot Size: 66 m2

Bedrooms: 2

Bathrooms: 2

Reference: PA259200E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential
Terrace

Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€259,200

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



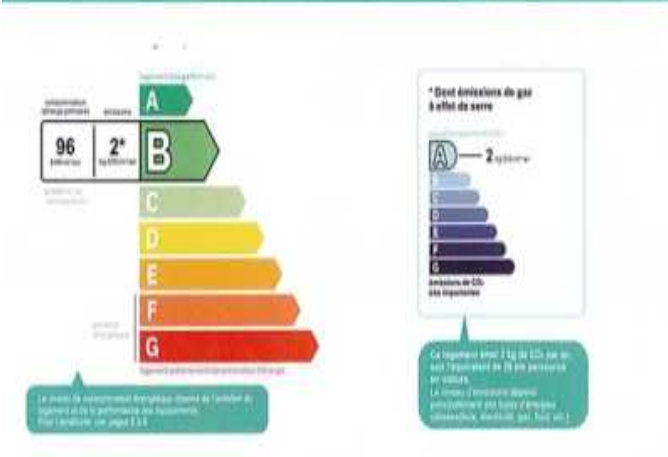
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C. BAUER – Sunday Times

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