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Beautiful Property With 125 M2 Of Living Space Plus 2 B&b Rooms On 1850...

Olargues , Herault , Occitanie



€385,200

inc. of agency fees

4 Beds 3 Baths 125 sqm 0.19 ha

Very nice village with a shops and restaurants, 10 minutes drive to Lamalou les Bains, 15 minutes to Olargues and 45 minutes to Beziers.Beautiful property...

At a Glance

Reference MFH-LFR-MOL385200E

Bed 4

Land 0.19 ha

Near to Olargues

Bath 3

Pool Yes

Price €385,200

Hab.Space 125 sqm

Land Tax N/A

Property Description

Very nice village with a shops and restaurants, 10 minutes drive to Lamalou les Bains, 15 minutes to Olargues and 45 minutes to Beziers.

Beautiful property nestled in spectacular countryside offering 125 m² of living space plus 2 independent en suite guest rooms of 20 m² each, providing comfortable and elegant accommodation with exceptional views. All set in lovely grounds of 1850 m², offering plenty of space to relax and enjoy the natural beauty that surrounds you. Close to the Colombieres et Heric gorges. A must-see!

Main House

Ground = Entrance hall of 7.6 m² leading to a 7 m² office + equipped kitchen/living room of 30.8 m² (upper and lower cabinets, cooking hob, electric oven, dishwasher, extractor hood) leading to a terrace + lounge of 29 m² with magnificent views and access to the terrace + sleeping mezzanine of 12 m² accessible from the lounge.

1st = Hallway of 2.8 m² + bedrooms of 13.5 m² and 13 m² + bathroom of 6.4 m² (bathtub, sink, toilet).

Outside = 2 guest rooms of 20 m² each en suite with bathroom (shower, sink, toilet) with independent access.

Exterior = Total land area of 1850 m² + swimming pool + property on several levels.

Miscellaneous = Wood stove in all accommodations + electric heating + mains drainage + fiber optic + not subject to energy performance diagnostics + property tax of approximately 800 €.

Price = 385.200 € (Superb quiet location, a must-see!)

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 : 51036

Property Size: 125 m2

Property Lot Size: 1,850 m2

Bedrooms: 4

Bathrooms: 3

Reference: MOL385200E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	4
Bathrooms	3
Price	€385,200

Key Information

Internal Area: 125 sqm

Land Area: 0.19 ha

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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