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## Large Maison De Maitre With 3 Separate Accomodations On A 550 M2 Plot...

**Bedarieux , Herault , Occitanie**



**€280,000**

inc. of agency fees

5 Beds

3 Baths

Dynamic city with supermarkets, restaurants, cafes, train station, hospital, local busses, weekly markets, : in the heart of the Natural Park of Languedoc, 10 minutes from Faugeres, 35 minutes from Beziers...

### At a Glance

**Reference** MFH-LFR-B280000E

**Bed** 5

**Near to** Bedarieux

**Bath** 3

**Pool** No

**Price** €280,000

**Land Tax** N/A

### Property Description

Dynamic city with supermarkets, restaurants, cafes, train station, hospital, local busses, weekly markets, : in the heart of the Natural Park of Languedoc, 10 minutes from Faugeres, 35 minutes from Beziers and 45 minutes from the beach !

Large Maison de Maître dating from the early 1900s, with about 230 m<sup>2</sup> of living space offering 3 separate accommodations (a main house of about 120 m<sup>2</sup> and 2 apartments of about 55 m<sup>2</sup> each), garage space of about 50 m<sup>2</sup> and a work space of 45 m<sup>2</sup> (gallery, commercial space, :), sitting on a plot of 550 m<sup>2</sup> with three terraces, a well, and entirely enclosed garden spaces of about 250 m<sup>2</sup> behind secure electric doors. Many potential options and endless flexibility for the acquirer. Within walking distance of all amenities in this charming and thriving mountain-town.

Ground = Garage space of about 50 m<sup>2</sup> + workshop of about 45 m<sup>2</sup>.

1st = Large open-plan double-height living area of about 55 m<sup>2</sup> with a large open fireplace and bay window leading to a south facing private terrace of about 20 m<sup>2</sup> + light-filled open mezzanine area overlooking the main living space + one-bedroom apartment of about 55 m<sup>2</sup> with separate external access.

2nd = Three bedrooms + two bathrooms + one-bedroom apartments of about 55 m<sup>2</sup> with own separate external access.

Sundry = Some renovation and cosmetic work to foresee + the main accommodation has gas underfloor heating + electric wall heaters elsewhere + double-glazing + the shutters are a combination of both wood and modern electric + estimated amount of annual energy consumption for standard use: between 3677 € and 4975 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + town gas, mains water and main sewage systems + within walking distance of all amenities.

Price = 280.000 €

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](http://georisques.gouv.fr)

Property Id : 51220

Property Size: 230 m<sup>2</sup>

Property Lot Size: 550 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

Reference: B280000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€280,000

Key Information

Property Features:

- Immediately Habitable

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 calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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