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Rare Stone House With About 160 M2 Of Living Space Offering 3 Bedrooms,...

Laurens , **Herault** , **Occitanie**



€198,000

inc. of agency fees

3 Beds

2 Baths

Pretty village with all amenities (school, restaurants, bar, :) situated 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the sea. Exceptionally rare house in stone (former accomodation...

At a Glance

Reference MFH-LFR-L198000EG
Bed 3

Near to Laurens
Bath 2
Pool No

Price €198,000
Land Tax N/A

Property Description

Pretty village with all amenities (school, restaurants, bar, :) situated 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the sea.

Exceptionally rare house in stone (former accomodation of a distillery) with a living space of about 160 m2

offering 3 bedrooms, on a 671 m2 plot. The house is very light as it is open on three sides, and the garden is accessible from the main kitchen and lounge which makes it very rare for a stone house. Close to all amenities.

Ground = Kitchen and dining room of 62 m2 (hob, oven, upper and lower elements) + cosy lounge of 17.7 m2 with working fire place + ironing room of 11.4 m2 with large cupboards + spacious bathroom of 11.8 m2 (shower, basin, toilet).

1st = Hallway of 5 m2 + bedroom of 14,9 m2 with access to a bedroom of 18,9 m2 + bedroom of 11,8 m2 + shower room of 8,9 m2 (shower, basin, toilet) + possibility of extending the top floor by approximately 40 m2 by creating an opening in one of the bedrooms and going over the lounge.

Outside = Pretty garden of 671 m2 with solid shed to put garden furniture and tools.

Sundry = Electric heating + fire place + single glazing + annual property tax about 830 €.

Price = 198.000 € (An absolute 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 : 51304

Property Size: 160 m2

Property Lot Size: 671 m2

Bedrooms: 3

Bathrooms: 2

Reference: L198000EG

Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€198,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



Gallery





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