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2 Charming Stone Houses, One To Be Modernised And The Other To Be Renovated,...

Laurens , Herault , Occitanie



€185,000

inc. of agency fees

2 Beds

2 Baths

Pretty hamlet with no shops just 5 minutes from Autignac and Laurens (villages with all shops and restaurants), 25 minutes from Beziers and 30 minutes from the beaches. 2 charming stone houses to modernise,...

At a Glance

Reference	MFH-LFR-L194400E	Near to	Laurens	Price	€185,000
Bed	2	Bath	2	Land Tax	N/A
		Pool	No		

Property Description

Pretty hamlet with no shops just 5 minutes from Autignac and Laurens (villages with all shops and restaurants), 25 minutes from Beziers and 30 minutes from the beaches.

2 charming stone houses to modernise, one spacious and offering 140 m² of living space including 2 bedrooms plus 3 pretty terraces (one with a roof terrace) of 18.6 m², 17 m² and 18 m² and 160 m² to renovate for the other with a 30 m² courtyard.

House 1 (to be modernised)

Basement = 30 m² stone cellar.

Ground = Entrance via stone staircase to 21 m² living room and 13.7 m² sitting room (leading to staircase B) opening onto a 15.7 m² room with access to an 18 m² terrace leading to the house to be renovated + 24 m² dining room/kitchen with access to staircase B + WC.

1st = Staircase B leading to a 13.3 m² bedroom en suite with a 3.7 m² bathroom to be renovated (washbasin, bathtub) opening onto a 20.6 m² bedroom (can be closed off) + 7 m² hall with access to a 17 m² semi-covered terrace + WC + 8.5 m² bathroom (2 washbasins, bathtub) + access to the 2nd floor roof terrace.

2nd = 18 m² roof terrace.

House 2 (to renovate)

2 floors of 55 m² to renovate + possibility of creating a 3rd floor of 55 m² + courtyard of 30 m² with independent access.

Miscellaneous = Provide heating + roofs in good condition + foresee total renovation for house B (except roof and floors) + not subject to energy performance diagnostics.

Price = 185.000 € (Great potential !)

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 : 57354

Property Size: 300 m²

Property Lot Size: 180 m²

Bedrooms: 2

Bathrooms: 2

Reference: L194400E

Other Features

Courtyard

Immediately Habitable

Outside space

Renovation required

Terrace

Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€185,000

Key Information

Property Features:

- Courtyard

Location: Occitanie



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