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## Pleasant City House With 3 Bedrooms, Garage, Courtyard, Garden And Roof...

**Beziers** , **Herault** , **Occitanie**



**€247,860**

inc. of agency fees

3 Beds

2 Baths

Beautiful dynamic city, wellknown for its arena, the 9 locks of Fonserane: located at 15 minutes from the Beziers-Cap d'Agde airport and 15 minutes from the beach !Pleasant city house (2 faces) offering...

### At a Glance

**Reference** MFH-LFR-B247860E

**Near to** Beziers

**Price** €247,860

**Bed** 3

**Bath** 2

**Land Tax** N/A

**Pool** No

### Property Description

Beautiful dynamic city, wellknown for its arena, the 9 locks of Fonserane: located at 15 minutes from the Beziers-Cap d'Agde airport and 15 minutes from the beach !

Pleasant city house (2 faces) offering a living space of 98 m2, it is composed of 3 bedrooms, 2 bath/shower

rooms, a nice living room with open kitchen leading on the garden, a garage, plus a front courtyard, a back garden (easy to maintain) and a roof terrace. In a quiet area, nearby the centre and all amenities !

Ground = Front courtyard of approx. 30 m<sup>2</sup> (with a parking space) + large hallway of 9.22 m<sup>2</sup> + garage of 26 m<sup>2</sup> (for 1 car with an electric gate and laundry area) + WC with wash hand basin unit of 2.85 m<sup>2</sup> + utility room of 2 m<sup>2</sup> + bathroom of 4.45 m<sup>2</sup> (bath and basin unit) + living room of 37.30 m<sup>2</sup> with open kitchen (lower units, electric oven, electric hob, hood, dish washer and double sink) plus large windows giving access to the garden of 90 m<sup>2</sup>.

1st = Staircase leading on a hall of 3.80 m<sup>2</sup> + WC of 1.68 m<sup>2</sup> + shower room of 4.07 m<sup>2</sup> (basin unit, italian walk-in shower, towel dryer and cupboard) + small bedroom/office of 6.43 m<sup>2</sup> + bedroom of 13.50 m<sup>2</sup> with access to a long balcony of 10 m<sup>2</sup> + bedroom of 9.63 m<sup>2</sup> with cupboard + large roof terrace (possibility to use by creating an opening).

Exterior = A front courtyard of 30 m<sup>2</sup> + back courtyard/garden of 90 m<sup>2</sup> easy to maintain and south-east facing + roof terrace.

Extras = Double glazing + electric roller shutters and wooden shutters + roof in good condition + electricity has been redone + electric heating + estimated amount of annual energy consumption for standard use: between 1240 € and 1730 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + reversible air conditioning + annual property tax of 1790 €.

Price = 247.860 € (Super charming, quiet place !)

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 : 53368

Property Size: 98 m<sup>2</sup>

Property Lot Size: 188 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: B247860E

### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€247,860

## Key Information

- Property Features:
- Courtyard

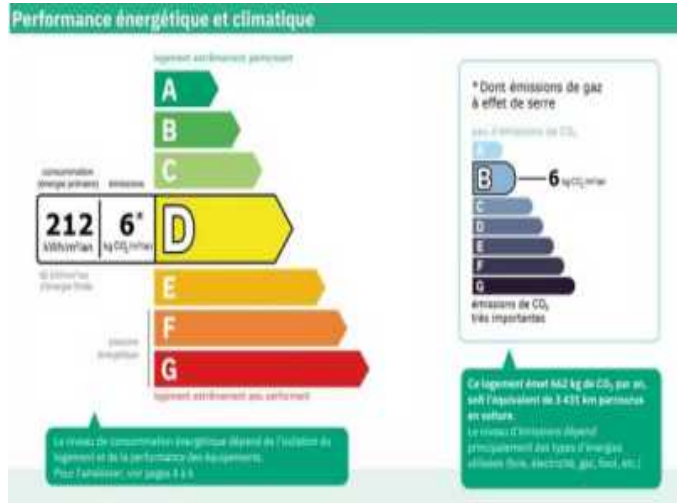
## Location: Occitanie



## Gallery







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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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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.

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