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Charming Characterfull Village House With 3 Bedrooms, 2 Bathrooms And...

Saint Chinian , **Herault** , **Occitanie**



€197,640

inc. of agency fees

3 Beds

2 Baths

Hamlet without shops, but only 2 minutes from Saint-Chinian, 5 minutes from Cessenon-sur-Orb and 40 minutes from the beach !Charming characterfull village...

At a Glance

Reference MFH-LFR-
PS232000E

Bed 3

Near to Saint Chinian

Bath 2

Pool No

Price €197,640

Land Tax N/A

Property Description

Hamlet without shops, but only 2 minutes from Saint-Chinian, 5 minutes from Cessenon-sur-Orb and 40 minutes from the beach !

Charming characterfull village house entirely renovated, offering a living space of 118 m², it is composed of 3 bedrooms (2 are masters), 2 bathrooms/shower rooms, several lounges, a fully equipped kitchen, a cellar and a pleasant roof terrace, not overlooked. Charming with some character ! Quiet and parking spaces nearby !

Ground = Cellar of about 12 m² + entrance on fully equipped kitchen of 16.94 m² (lower units sink, electric oven, fridge, dish washer, central island and beautiful travertin floor) + WC of 2.04 m² + lounge of 12.91 m² (wooden parquet floor).

1st = Hall of 1 m² + bedroom of 14.73 m² + corridor of 4.43 m² + master bedroom of 24.33 m² comprising a bedroom of 14.02 m² and en suite bathroom of 10.31 m² (basin unit, bath, WC, laundry area).

2nd = Bedroom of 15.56 m² with en suite shower room (basin unit, italian walk-in shower) + lounge of 25 m² + WC of 2 m² + access to the terrace of 12 m².

Exterior = A superb terrace of 12 m², very charming, not overlooked !

Extras = Entirely renovated (electricity, plumbing, interior:) + possibility of being sold fully furnished + reversible air conditioning + double glazing + wooden shutters + parquet and tiled floors + on main sewage + roof is good + estimated amount of annual energy consumption for standard use: between 1110 Euros and 1550 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 430 Euros only.

Price = 197.640 Euros (Charming !)

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 : 67872

Property Size: 118 m2

Bedrooms: 3

Bathrooms: 2

Reference: PS232000E

Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€197,640

Key Information

Property Features:

- Immediately Habitable

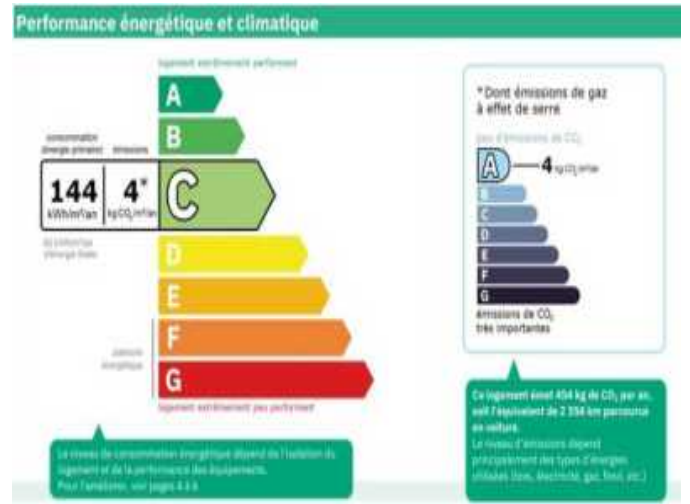
Location: Occitanie



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

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C. BAUER – Sunday Times

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S. and L. BROWN



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