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Annexe Of A Former Priory, Converted Into A Furnished Apartment Among...

Pezenas , **Herault** , **Occitanie**



€262,500

inc. of agency fees

2 Beds 1 Baths 66 sqm

Located 2.5 kilometres from a lovely village with all shops, cafes/restaurants, 20 minutes from Beziers, 5 minutes from Pezenas and 25 minutes from the...

At a Glance

Reference MFH-LFR-
AP262500E

Bed 2

Near to Pezenas

Bath 1

Pool Yes

Price €262,500

Hab.Space 66 sqm

Land Tax N/A

Property Description

Located 2.5 kilometres from a lovely village with all shops, cafes/restaurants, 20 minutes from Beziers, 5 minutes from Pezenas and 25 minutes from the coast.

Annexe of a former priory, converted into a furnished apartment of 91 m² with 2 bedrooms and an equipped kitchen. The whole landscaped park (9645 m²) of the priory and the 2 swimming pools are in coproperty between the owners of each cottage. Private terrace of 20.5 m². Excellent rental income! Superb setting! Rare.

Ground = Living room/equipped kitchen de 41 m² + mezzanine of 5 m² + bedroom of 10 m² + chambre of 30 m² + bathroom of 4 m² (bath and washbasin) + wc.

Exterior = Landscaped park all around the property with table tennis and 2 pools (one heated, one with a children mini pool) + the property is located on the bank of a small lovely stream.

Sundry = Electrical heating + annual land tax of about 550 Euros + new plumbing and electricity + peaceful location in the heart of the vineyards + coproperty charges of about 1200 Euros/year (maintenance of garden/pool etc..) + apartment rented 550 Euros/760 Euros/950 Euros/1050 Euros in low/mid/high/very high season (possibility to keep the same rental company) + borehole (free water plus town water + septic tank + internet connexion + pets forbidden + estimated amount of annual energy consumption for standard use: between 515 Euros and 697 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 262.500 Euros

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 : 55684

Property Size: 66 m2

Bedrooms: 2

Bathrooms: 1

Reference: AP262500E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€262,500

Key Information

Internal Area: 66 sqm

Property Features:

- Immediately Habitable

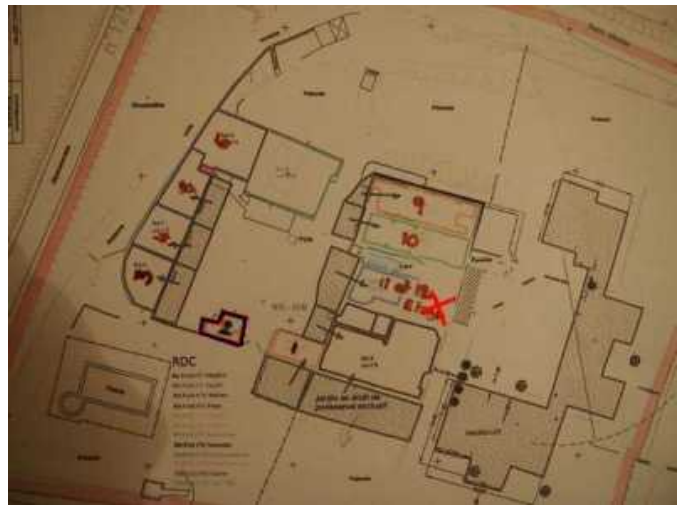
Swimming Pool? Yes

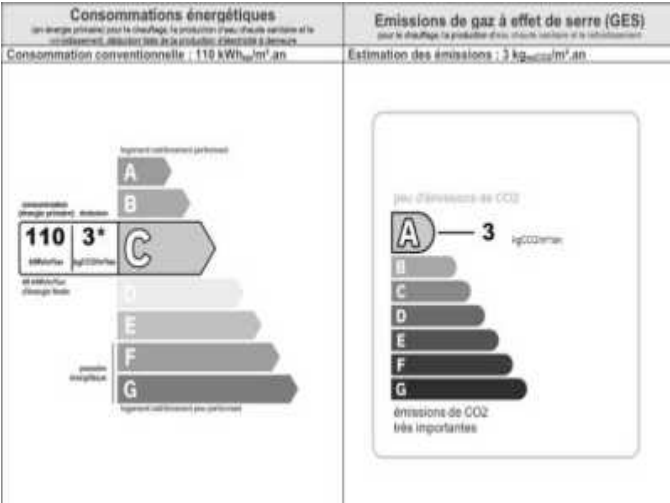
Location: Occitanie



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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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