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Unique Stone Maison De Maitre With One Habitable Flat, One Apartment To...

Caux , **Herault** , **Occitanie**



€406,600

inc. of agency fees

3 Beds 2 Baths 200 sqm 0.02 ha

Village with all shops, cafes and restaurants, school and college, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the beaches. Unique...

At a Glance

Reference MFH-LFR-RC428000E

Bed 3

Land 0.02 ha

Near to Caux

Bath 2

Pool No

Price €406,600

Hab.Space 200 sqm

Land Tax N/A

Property Description

Village with all shops, cafes and restaurants, school and college, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the beaches.

Unique stone maison de Maitre offering on the 1st floor a habitable 80 m² flat with 2 bedrooms and a superb 60 m² terrace plus an independent 20 m² suite on the same landing and on the 2nd floor the same surface area available for complete renovation. All served by an exceptionally beautiful staircase that is rare in the region!

Ground = Entrance hall of 35 m² + garage of 90 m² + former stable of 20 m² with well + cellar of 48 m² with wine vats converted into water vats (24000 litres).

1st = Landing of 3 m² + independent suite of 20 m² with shower room (shower, washbasin, WC) + flat comprising an entrance hall of 2 m² + lounge/dining room/equipped kitchen of 40 m² (base and wall units, hob, sink, hood, fridge, dishwasher, electric oven) with access to a terrace of 60 m² + 2 bedrooms of 12 m² and 19 m² + shower room of 3.6 m² (shower, washbasin) + WC.

2nd = Old flat to be completely renovated with 6 rooms of 22.4 m², 12.9 m², 8 m², 7.8 m², 14.3 m² and 12 m² + shower room + WC.

Outside = Terrace with summer kitchen and barbecue/plancha area of 60 m² + possibility of purchasing in addition a landscaped leisure area (electricity and dry WC) of 9000 m² with splendid views.

Miscellaneous = Electric heating + roofing and insulation redone + estimated amount of annual energy consumption for standard use: between 1040 Euros and 1480 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + land tax of approximately 2100 Euros + superb stone facade + solar panels for self-consumption (with batteries).

Price = 406.600 Euros (Beautiful and unique character house, 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 : 60955

Property Size: 200 m2

Property Lot Size: 230 m2

Bedrooms: 3

Bathrooms: 2

Reference: RC428000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

Summary

| | |
|----------------|----------|
| Property type: | Mansion |
| Bedrooms: | 3 |
| Bathrooms | 2 |
| Price | €406,600 |

Key Information

| | |
|----------------|---------|
| Internal Area: | 200 sqm |
| Land Area: | 0.02 ha |

Property Features:

- Immediately Habitable

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 cooling 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.

S. and L. BROWN



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