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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**

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

**Near to** Caux

**Bath** 2

**Pool** No

**Price** €406,600

**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 m<sup>2</sup> flat with 2 bedrooms and a superb 60 m<sup>2</sup> terrace plus an independent 20 m<sup>2</sup> 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 m<sup>2</sup> + garage of 90 m<sup>2</sup> + former stable of 20 m<sup>2</sup> with well + cellar of 48 m<sup>2</sup> with wine vats converted into water vats (24000 litres).

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

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

Outside = Terrace with summer kitchen and barbecue/plancha area of 60 m<sup>2</sup> + possibility of purchasing in addition a landscaped leisure area (electricity and dry WC) of 9000 m<sup>2</sup> 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 € + 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](http://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

Property Features:

- Immediately Habitable

Location: Occitanie



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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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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