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Very Large Village House In Need Of Renovation, Currently Offering 130...

Roujan , **Herault** , **Occitanie**



€120,000

inc. of agency fees

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

At a Glance

Reference	MFH-LFR-RP118800E	Near to	Roujan	Price	€120,000
		Pool	No	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.

Very large village house in need of renovation, currently offering 130 m² of living space but with a potential of 300 m², plus a 100 m² garage and a 20 m² terrace/yard. A total renovation is planned. Plans have been created for a particular project of main house and gite but nothing is definite. It's up to your imagination!

Ground = 100 m² garage + 15 m² entrance hall + 20 m² room + 23 m² room.

1st = 17 m² hall with access to a 20 m² terrace + 4 rooms (20 m², 23 m², 13 m², 12 m²) + old 6 m² bathroom + 44 m² attic (height to roof, mezzanine possible).

2nd = Attic comprising 3 rooms of 28 m² (with access to a small terrace), 17 m² and 30 m².

Miscellaneous = Total renovation planned (electricity, plumbing, roof, some floors, joinery) + total cost of work between 150.000 and 200.000 € + not subject to energy performance diagnostics.

Price = 120.000 € (Great potential in a lively village near Pezenas)

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 : 56705

Property Size: 300 m²

Reference: RP118800E

Other Features

Private parking/Garage

Renovation required

Terrace

Summary

Property type: Village house
Price €120,000

Key Information

Property Features:

- Private parking/Garage

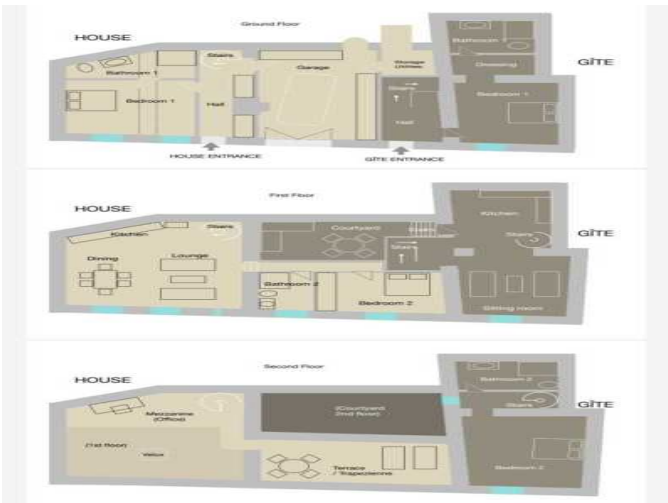
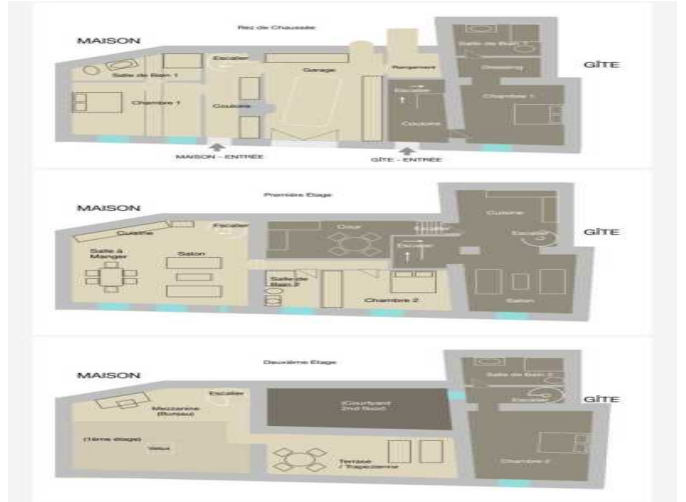
Location: Occitanie



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S. and L. BROWN



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