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Lovely Village House With 100 M2 Of Living Space, Fully Renovated With...

Murviel Les Beziers , Hérault , Occitanie



€179,000

inc. of agency fees

2 Beds

2 Baths

Nice village with all shops, cafes, restaurants, primary and secondary schools, : 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways and 25 minutes from the beaches. Beautiful, fully renovated...

At a Glance

Reference	MFH-LFR-MM179000E	Near to	Murviel Les Beziers	Price	€179,000
Bed	2	Bath	2	Land Tax	N/A
		Pool	No		

Property Description

Nice village with all shops, cafes, restaurants, primary and secondary schools, : 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways and 25 minutes from the beaches.

Beautiful, fully renovated village house located in the medieval part of the village, offering around 100 m2 of

living space including a small independent studio (to be converted). Very nice, sold furnished and with a terrace offering very nice views.

Ground A = Separate room of 18 m² with wc and washbasin (to be converted).

Ground B = Fitted kitchen (fridge/freezer, hob, electric oven, sink, wall and floor units) opening onto 38 m² living room + 13 m² dining room opening onto 12 m² terrace.

1st = 9 m² hall + 10.5 m² bedroom + 17 m² bathroom (shower, washbasin, WC).

2nd = Superb 35 m² master suite with Italian shower, WC, 2 basins and bath.

Miscellaneous = Land tax of 1200 € + estimated amount of annual energy consumption for standard use: between 955 € and 1293 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + new plumbing and electricity + electric heating and reversible air conditioning + double glazing + sold furnished.

Price = 179.000 € (Cocooning and no work required!)

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 : 59906

Property Size: 100 m²

Property Lot Size: 62 m²

Bedrooms: 2

Bathrooms: 2

Reference: MM179000E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€179,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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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 calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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