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## Superb Atypical Winegrower's Property With 150 M2 Of Living Space On 850...

**Laurens , Herault , Occitanie**



**€519,000**

**inc. of agency fees**

**3 Beds**

**2 Baths**

Nice village with all amenities, cafe/restaurant, grocery shop, beauty salon, post office, 20 minutes from Beziers and 30 minutes from the beaches. Ideally...

### At a Glance

**Reference** MFH-LFR-  
AL519000E

**Bed** 3

**Near to** Laurens

**Bath** 2

**Pool** Yes

**Price** €519,000

**Land Tax** N/A

### Property Description

Nice village with all amenities, cafe/restaurant, grocery shop, beauty salon, post office, 20 minutes from Beziers and 30 minutes from the beaches.

Ideally located, this winegrower's house has an atypical layout and plenty of outdoor space. Its pretty wooded garden, a veritable treasure chest of greenery and trees, boasts a swimming pool that's perfect for relaxing in total privacy. It offers 150 m<sup>2</sup> of living space, including a beautiful master suite, an ultra-luminous living room/kitchen and 2 guest bedrooms or offices. Offering a pleasant and functional living environment, this rare property combines charm and comfort in the heart of a sought-after setting.

Ground floor = 78 m<sup>2</sup> garage + 20 m<sup>2</sup> entrance hall.

1st floor = 6.6 m<sup>2</sup> hall + 40 m<sup>2</sup> lounge/living room with fireplace and balcony + 36 m<sup>2</sup> fitted kitchen/dining room + 6 m<sup>2</sup> corridor + 12 m<sup>2</sup> hall with laundry area + 12 m<sup>2</sup> study with access to the kitchen + 11 m<sup>2</sup> study/bedroom with access to the kitchen + 6 m<sup>2</sup> shower room (Italian shower, washbasin, WC) + 17 m<sup>2</sup> en suite bedroom with 7 m<sup>2</sup> shower room (Italian shower, washbasin, WC).

Exterior = Enclosed garden with trees and heated swimming pool (8×4 m), secured with roller shutter + lovely south/south-west terrace + separate entrance at the end of the garden.

Miscellaneous = Reversible air conditioning + annual property tax of 2041 Euros + estimated amount of annual energy consumption for standard use: between 1381 Euros and 1868 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + on going renovation from 2014 + attic could be converted into additional living space + solar panels for self-consumption.

Price = 519.000 Euros (Super beautiful atypical house !)

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 : 64195

Property Size: 150 m2

Property Lot Size: 850 m2

Bedrooms: 3

Bathrooms: 2

Reference: AL519000E

### **Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Swimming Pool

With Land/Garden

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€519,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## 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).

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**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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