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## Beautiful Character House With 166 M2 Of Living Space In The Heart Of...

**Murviel Les Beziers , Herault , Occitanie**



**€225,000**

**inc. of agency fees**

**5 Beds**

**2 Baths**

Village with bakery,  
bar/restaurant, greengrocer, 10  
minutes from Beziers, 25  
minutes from the beaches and  
10 minutes from the river Orb.A  
charming former...

### At a Glance

**Reference** MFH-LFR-  
CM225000E

**Bed** 5

**Near to** Murviel Les  
Beziers

**Bath** 2

**Pool** No

**Price** €225,000

**Land Tax** N/A

### Property Description

Village with bakery, bar/restaurant, greengrocer, 10 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

A charming former bakery, this authentic house offers 166 m<sup>2</sup> of living space on three levels, and features a superb bread oven, period cement tiles, exposed beams and stone walls. It offers 4 to 5 bedrooms, a spacious living area and great potential for conversion. Possibility of creating a roof terrace to enjoy the outdoors in total privacy. A lovely property, not to be missed!

Ground = Entrance into 42 m<sup>2</sup> living room/kitchen with fireplace (cupboards, hob, sink, fridge) + old stone bread oven used for storage.

1st = 7 m<sup>2</sup> hall + 3 bedrooms of 11.5 m<sup>2</sup>, 13 m<sup>2</sup> and 7 m<sup>2</sup> + 4 m<sup>2</sup> laundry room with WC, washbasin et washing machine area + 8 m<sup>2</sup> bathroom (bath, shower, washbasin, WC).

2nd = 9.4 m<sup>2</sup> bedroom + 37 m<sup>2</sup> living room with 7 m<sup>2</sup> kitchenette + 2.5 m<sup>2</sup> shower room (shower, basin, WC) + 18.6 m<sup>2</sup> mezzanine bedroom with storage area.

Miscellaneous = Annual property tax of 1158 Euros + estimated amount of annual energy consumption for standard use: between 2758 Euros and 3732 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + house in very good condition + electric heating + possibility of creating a roof terrace on the 2nd floor in compliance with town-planning regulations.

Price = 225.000 Euros (Full of charm !)

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 : 68237

Property Size: 166 m2

Property Lot Size: 91 m2

Bedrooms: 5

Bathrooms: 2

Reference: CM225000E

### **Other Features**

Immediately Habitable

Rental Potential

## Summary

Property type:	Village house
Bedrooms:	5
Bathrooms	2
Price	€225,000

## Key Information

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.

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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