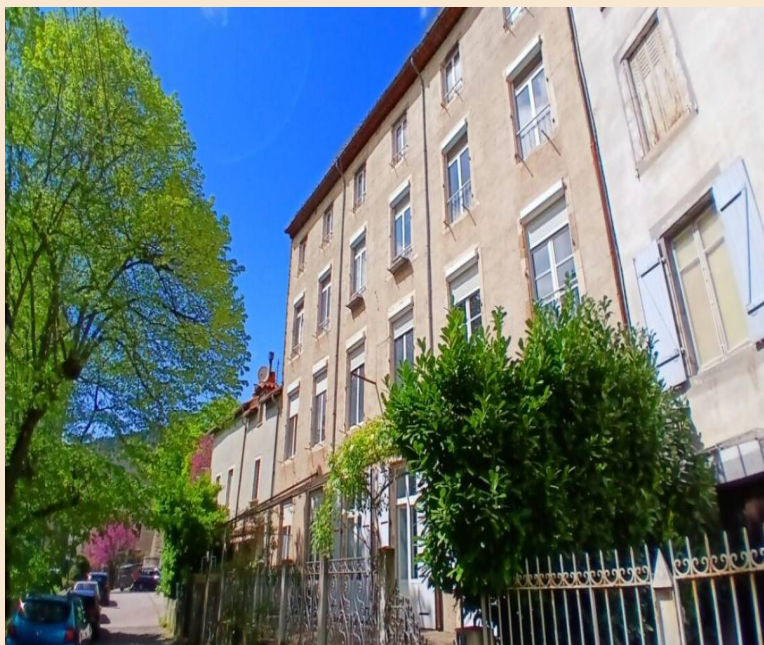


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Magnificent Bourgeois House To Renovate With Over 500 M2 Of Living Space...

Saint Pons De Thomieres , Herault , Occitanie



€237,600

inc. of agency fees

10 Beds

5 Baths

Large, dynamic village with all amenities (several cafes, restaurants, bakery, supermarket:), located 20 minutes from Olargues (listed among the most...

At a Glance

Reference MFH-LFR-S253800E

Bed 10

Near to Saint Pons De Thomieres

Bath 5

Pool No

Price €237,600

Land Tax N/A

Property Description

Large, dynamic village with all amenities (several cafes, restaurants, bakery, supermarket:), located 20 minutes from Olargues (listed among the most beautiful villages of France), 25 minutes from Saint-Chinian, and 1 hour from the beaches !

Magnificent bourgeois house full of history to renovate, dating from the 18th century, it stands out thanks to its superb living space of over 500 m², offering numerous possibilities ! It includes around ten bedrooms, several lounges/dining rooms, 3 kitchens, 5 bathrooms: a terrace at the front, cellars, and a convertible attic ! A unique property, having preserved its original charm, eagerly awaiting new owners who can give it a second life ! Ideal for creating a bed and breakfast ! Right in the heart of a dynamic village !

Basement = Cellars/workshop of nearly 50 m².

Ground = Entrance via a large south-west facing terrace of about 30 m² + living room of 24.64 m² + lounge of 30.90 m² (period marble fireplace) + kitchen of 20.12 m² (upper and lower cabinets, electric oven, microwave, double sink, electric hob) + bathroom of 6.47 m² (marble sink, shower, WC) + lounge of 28.38 m² (period fireplace) + hall (second entrance) of 11.28 m².

1st = Staircase leading to large hallway of 15.58 m² + bedroom of 25 m² (terracotta tiles and marble fireplace) + bathroom of 15 m² (WC, shower, sink, bidet) + bedroom of 22 m² (marble fireplace) + room of 10 m² + master suite of 31 m² (marble fireplace) with ensuite bathroom (WC, vanity unit, shower).

2nd = Bedroom of 26.78 m² (fireplace) with ensuite bathroom of 4 m² (bathtub, bidet, sink) + living room of 27.28 m² (fireplace and wooden floor) + hallway of 10.90 m² + kitchen of 10 m² (lower cabinet, sink, electric cooktop, extractor hood) + WC/sink of 2 m² + bedroom of 11.06 m² + bedroom of 25 m² with 2 large closets.

3rd = WC of 2 m² + hallway of 10.90 m² + bathroom of 5.61 m² (shower, sink, bidet) + kitchen

of 5 m² + bedroom of 18 m² + bedroom of 20 m² + bedroom of 18 m² (closets) + bedroom of 18 m².

4th = Convertible attic of about 80m².

Miscellaneous = Double glazing + wooden shutters + central oil heating + beautiful ceiling height of over 3m + wooden floor/terracotta tiles/cement tiles + marble fireplaces + possibility to divide into several apartments + estimated amount of annual energy consumption for standard use: between 2459 Euros and 3327 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 2820 Euros.

Price = 237.600 Euros (Unique !)

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 : 73116

Property Size: 500 m²

Property Lot Size: 215 m²

Bedrooms: 10

Bathrooms: 5

Reference: S253800E

Other Features

Latest properties

Outside space

Renovation required

Terrace

Summary

| | |
|----------------|----------|
| Property type: | Mansion |
| Bedrooms: | 10 |
| Bathrooms | 5 |
| Price | €237,600 |

Key Information

Property Features:

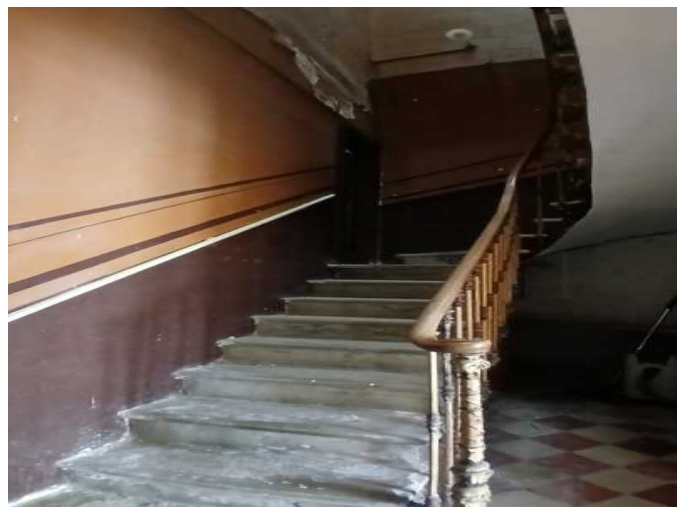
- Latest properties

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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