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## Stone Village House With 67 M2 Of Living Space, Roof Terrace And Lovely...

**Bedarieux** , **Herault** , **Occitanie**



**€129,600**

**inc. of agency fees**

2 Beds

1 Baths

Small, pleasant village with grocery shop and cafe, 5 minutes from supermarkets, 5 minutes from the river, 30 minutes from Beziers and Pezenas, 50 minutes...

### At a Glance

**Reference** MFH-LFR-AB129600E

**Bed** 2

**Near to** Bedarieux

**Bath** 1

**Pool** No

**Price** €129,600

**Land Tax** N/A

### Property Description

Small, pleasant village with grocery shop and cafe, 5 minutes from supermarkets, 5 minutes from the river, 30 minutes from Beziers and Pezenas, 50 minutes from the sea.

Charming 16th century stone village house, completely renovated around ten years ago. It offers around 67 m<sup>2</sup> of living space, spread over 4 levels, with one or two bedrooms depending on the desired layout. You'll love the roof terrace with its superb unobstructed views over the surrounding area. A property with character, ideal for lovers of authenticity and peace and quiet.

Ground = 4 m<sup>2</sup> entrance hall + 7 m<sup>2</sup> study/dressing room + 6.8 m<sup>2</sup> bathroom (bath, washbasin, WC).

1st = 23 m<sup>2</sup> living room/kitchen.

2nd = 4 m<sup>2</sup> landing + 12 m<sup>2</sup> bedroom + WC.

3rd = 8 m<sup>2</sup> room with mezzanine and access to a 7 m<sup>2</sup> terrace with lovely views.

Miscellaneous = Annual property tax of 440 Euros + estimated amount of annual energy consumption for standard use: between 970 Euros and 1360 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + house in very good condition + roof in very good condition + possibility of negotiating some furniture + electric heating + double glazing.

Price = 129.600 Euros (Very friendly and welcoming !)

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](https://georisques.gouv.fr)

Property Id : 70705

Property Size: 67 m2

Bedrooms: 2

Bathrooms: 1

Reference: AB129600E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	1
Price	€129,600

## 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).

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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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