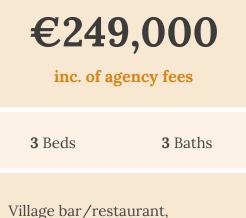


Beautiful Renovated House With 195 M2 Of Living Space In The Heart Of...

Murviel Les Beziers, Herault, Occitanie





greengrocer, 10 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.Superb, tastefully renovated...

At a Glance

Reference	MFH-LFR- CM259000E
Bed	3

Near toMurviel Les
BeziersBath3PoolNo

Price €249,000

Land Tax N/A

Property Description

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

Superb, tastefully renovated village house wit around 195 m2 of living space, combining oldworld charm with contemporary elegance. Spread over three levels, this property offers three bedrooms and 3 bathrooms, including a master suite, guaranteeing comfort and privacy. You'll love its pretty terrace, in the heart of an authentic village just 10 minutes from Beziers.

Ground = 15 m2 entrance hall + 7 m2 study area + 12 m2 bedroom/study + 7 m2 utility room + 5.5 m2 shower room (shower, washbasin, WC) + 30 m2 garage.

1st = 75 m2 living room/equipped kitchen with fireplace (wall and floor units, hob, sink, fridge)
+ 7 m2 terrace.

2nd = Landing of 20 m2 + bedroom of 13.5 m2 + bathroom of 6 m2 (bath, washbasin) + WC + bedroom of 27 m2 en suite with shower room (shower, washbasin) + dressing room of 6 m2.

Miscellaneous = Annual property tax of 1463 Euros + estimated amount of annual energy consumption for standard use: between 624 Euros and 844 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + quality renovation + reversible air conditioning (centralised on the 2nd floor).

Price = 249.000 Euros (Superb and comfortable !)

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 : 72148 Property Size: 195 m2 Bedrooms: 3 Bathrooms: 3 Reference: CM259000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	3
Price	€249,000

Key Information

Property Features:

• Immediately Habitable

Location: Occitanie

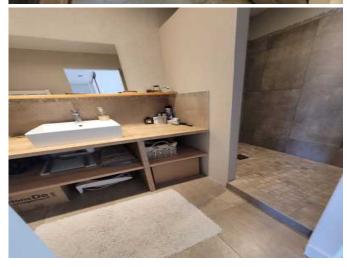


Gallery



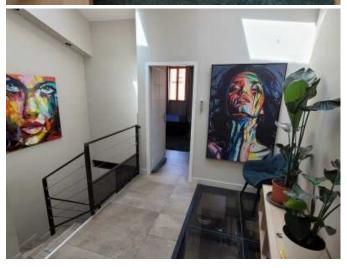






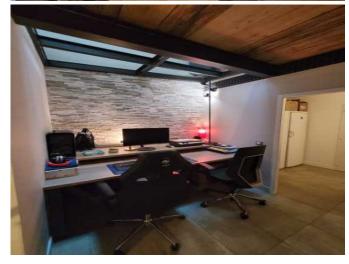


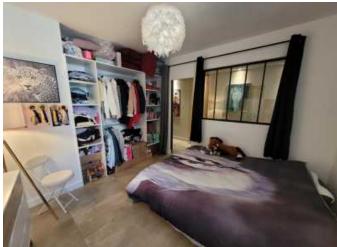














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C. BAUER - Sunday Times

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S. and L. BROWN



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