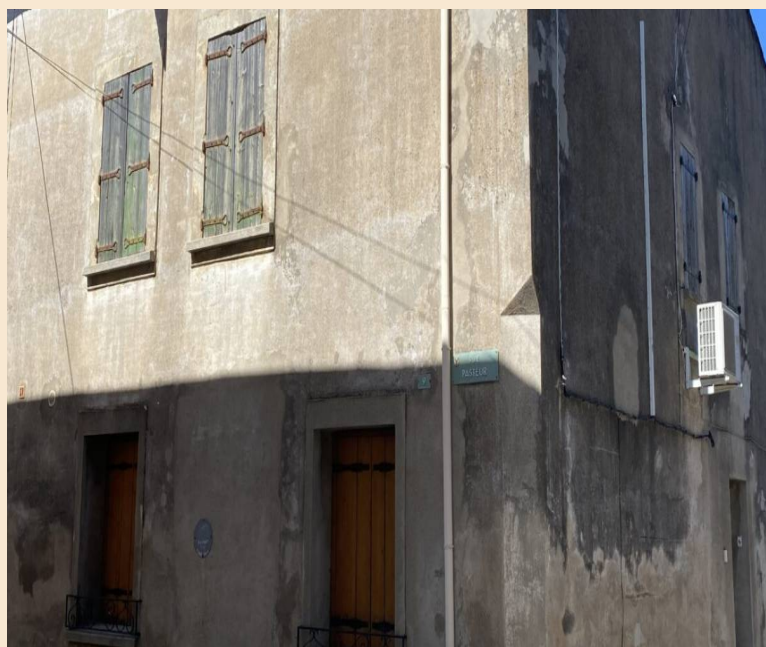


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Spacious, Fully Renovated Stone Village House With About 160 M2 Of Living...

Laurens , **Herault** , **Occitanie**



€195,000

inc. of agency fees

3 Beds

1 Baths

Very picturesque village at 20 minutes from Beziers, 30 minutes from the beach, nestled just south of the magnificent natural park of the Languedoc and...

At a Glance

Reference MFH-LFR-
AL195000E

Bed 3

Near to Laurens

Bath 1

Pool No

Price €195,000

Land Tax N/A

Property Description

Very picturesque village at 20 minutes from Beziers, 30 minutes from the beach, nestled just south of the magnificent natural park of the Languedoc and with easy access to the Orb valley and the Salagou lake. The village has all main amenities, including a great cafe/restaurant.

Spacious, fully renovated stone village house with about 160 m2 of living space, offering 3 bedrooms, a very attractive living area with fireplace, a garage and a large terrace. Very sound house in a great village.

Ground floor = 3.80 m2 entrance hall with separate toilet and wash basin + large 70 m2 living room with lounge/dining room with traditional fireplace and spacious kitchen + 3 m2 utility room + 5.7 m2 linen room + access to 38 m2 garage with central heating system.

1st = Very light hallway + pretty, bright 6.80 m2 bathroom with window (shower, bath, washbasin, wc) + 3 bedrooms (with fitted cupboards) of 14 m2, 13.50 m2 and 15 m2 (the latter with direct access to the terrace) + 45 m2 terrace with barbecue and sink unit.

2nd = Large convertible attic with a main room of about 30 m2 and two rooms of about 17 m2 each (possibility of terrace).

Miscellaneous = Oil-fired central heating (de Dietrich) + reversible air conditioning + fireplace with heat recovery units + house completely renovated in a traditional style (plasterwork, brick partitions, etc. here no plasterboard!) + high ceilings + light + guaranteed annual income thanks to the photovoltaic panels on the new roof (2400 Euros) + double glazing throughout + 1100 Euros property tax.

Price = 195.000 Euros (Bright, healthy and airy house in an atmospheric village. A rare product!)

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 : 71329

Property Size: 160 m2

Bedrooms: 3

Bathrooms: 1

Reference: AL195000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€195,000

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).

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C. BAUER – Sunday Times

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S. and L. BROWN



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