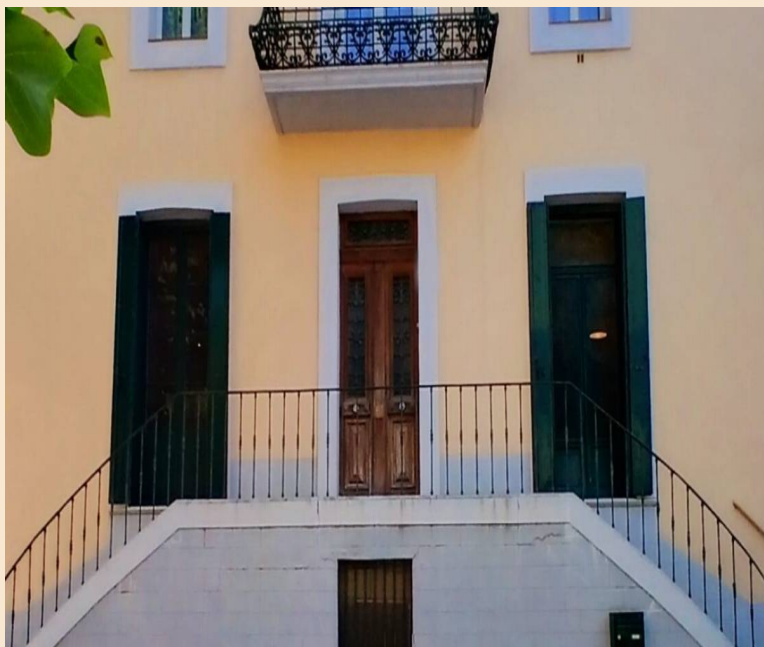


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Charming Winegrower's House To Modernise Offering 2 Apartments, A Large...

Roquebrun , Herault , Occitanie



€259,200

inc. of agency fees

5 Beds

2 Baths

Beautiful and sought-after village in the Orb Valley with its charming river running through, all amenities (cafes, restaurants, bakeries, butcher, supermarket,...

At a Glance

Reference MFH-LFR-
CR259200E

Bed 5

Near to Roquebrun

Bath 2

Pool No

Price €259,200

Land Tax N/A

Property Description

Beautiful and sought-after village in the Orb Valley with its charming river running through, all amenities (cafes, restaurants, bakeries, butcher, supermarket, doctor, pharmacy:), located just 7 minutes from Murviel-les-Beziers, 25 minutes from Beziers and 35 minutes from the beaches !

Charming winegrower's house to modernise, offering a living space of 222 m², comprising two separate apartments with 2 lounges/dining rooms, 2 kitchens, 5 bedrooms, 2 bathrooms, a laundry area, a large garage of 115 m², a 40 m² attic and a 47 m² rooftop terrace with stunning views, right in the heart of a lovely riverside village !

Ground = Hall of 4.65 m² + large garage of 115 m².

1st = Hall of 4.43 m² + corridor of 25 m² with independent entrance + former kitchen of 21 m² with sink + lounge of 20.93 m² (marble fireplace) + laundry room of 5.28 m² with WC + bedroom of 16.17 m² + bathroom of 5.34 m² (bathtub, bidet, washbasin) + bedroom of 13.98 m² with reversible air conditioning.

2nd = Corridor of 18.22 m² (reversible air conditioning) + kitchen of 15.26 m² (granite countertop, double sink, electric oven, upper and lower cabinets, electric hob, insert fireplace) + dining room of 16.98 m² (marble fireplace, 2 cupboards, balcony) + corridor of 1.79 m² + bedroom of 14 m² + bathroom of 6.54 m² (bathtub, bidet, washbasin, cupboards) + bedroom of 15.87 m² + bedroom of 13.38 m² (built-in wardrobe) + WC of 1.67 m² + cupboard of 2 m².

3rd = Attic of 40 m² + large 47 m² east-facing terrace with beautiful surrounding views of the hills and a summer kitchen (shower and sink).

Miscellaneous = Major modernization needed (kitchen, bathrooms, interior refresh:~) + lovely period features + connected to mains drainage + roof in good condition + new facades + stunning cement tiles + electric heating, reversible air conditioning and insert fireplace +

double glazing + electric roller shutters + mosquito screens + estimated amount of annual energy consumption for standard use: between 2637 Euros and 3567 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 2305 Euros.

Price = 259.200 Euros (Fantastic potential !)

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 : 71762

Property Size: 222 m2

Bedrooms: 5

Bathrooms: 2

Reference: CR259200E

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Renovation required

Rental Potential

Terrace

Summary

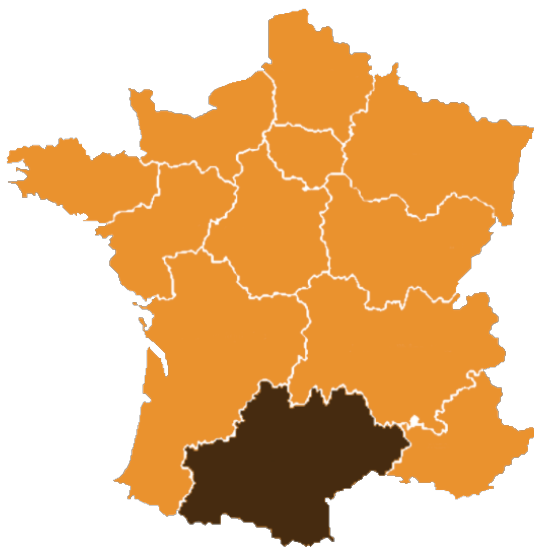
Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€259,200

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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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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