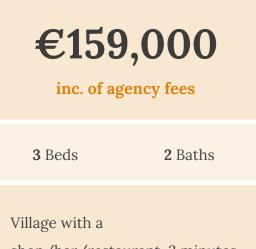


# Charming Sunny Village House With 93 M2 Of Living Space And A 90 M2 Courtyard

#### Capestang, Herault, Occitanie





shop/bar/restaurant, 3 minutes from large supermarket, 5 minutes from the Canal du Midi, or Bize-Minervois with its swimmable river, 10...

## At a Glance

Reference	MFH-LFR- MC159000E
Bed	3

Near toCapestangBath2PoolNo

**Price** €159,000

Land Tax N/A

#### **Property Description**

Village with a shop/bar/restaurant, 3 minutes from large supermarket, 5 minutes from the Canal du Midi, or Bize-Minervois with its swimmable river, 10 minutes from Capestang and all amenities, 25 minutes from Narbonne, 30 minutes from Beziers and its airport, 35 minutes from the sea and various beaches.

Situated in a quiet lane in the heart of a charming medieval village on the Chemin de Saint Jacques/Via Roma, this pleasant village house (the former bakery of the village) offers 93 m2 of living space over 3 levels. It has 3 comfortable bedrooms, 2 bathrooms and a large 90 m2 courtyard, ideal for enjoying the sun and outdoor meals. There is also a well, and a pocketsized garden. The house is in good condition throughout, but could do with some modernisation. A rare property in a quiet, authentic setting, with many walks directly from the house. Perfect as a main residence or holiday home!

Ground = Entrance into 20 m2 living room with former bread oven, 3 m2 kitchen area and access to 90 m2 courtyard + 14 m2 sitting room with access to courtyard.

1st = 10 m2 bedroom + 3.6 m2 bathroom (bath, bidet, washbasin, toilet) + 24 m2 en suite bedroom with 3.4 m2 shower room (shower, washbasin, toilet).

2nd = 15 m2 bedroom with unobstructed view over the vines + skylight.

Exterior = 90 m2 courtyard with storage shed (6 m2).

Miscellaneous = Character + quiet, picturesque village + wood-burning stove + electric heating + double glazing on ground floor and in en suite bathroom, single glazing rest of house + property tax 752 Euros per annum.

Price = 159.000 Euros (Totally enchanting !)

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 : 72336 Property Size: 93 m2 Property Lot Size: 165 m2 Bedrooms: 3 Bathrooms: 2 Reference: MC159000E

#### **Other Features**

Courtyard Immediately Habitable Latest properties Outside space

# Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€159,000

# **Key Information**

Property Features:

• Courtyard

# Location: Occitanie



# Gallery



















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C. BAUER - Sunday Times

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#### S. and L. BROWN



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