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

Capestang , Herault , Occitanie



€159,000

inc. of agency fees

3 Beds

2 Baths

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...

At a Glance

Reference MFH-LFR-
MC159000E

Bed 3

Near to Capestang

Bath 2

Pool No

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 Capetang 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 pocket-sized 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



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S. and L. BROWN



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