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Charming Old Winegrower's House With 170 M2 Living Space And A 225 M2...

Laurens , Herault , Occitanie



€345,600

inc. of agency fees

5 Beds

2 Baths

Pretty hamlet with no shops, just 5 minutes from Autignac and Laurens (villages with shops and restaurants), 10 minutes from Faugeres, 25 minutes from...

At a Glance

Reference MFH-LFR-LA345600E

Bed 5

Near to Laurens

Bath 2

Pool No

Price €345,600

Land Tax N/A

Property Description

Pretty hamlet with no shops, just 5 minutes from Autignac and Laurens (villages with shops and restaurants), 10 minutes from Fauquieres, 25 minutes from Beziers and 30 minutes from the beaches.

Charming former winegrower's house with about 170 m² of living space, offering 5 bedrooms, 2 bathrooms and almost complete renovation to enhance its original character. Situated in a peaceful village, it benefits from lovely views and a 225 m² non-adjoining garden, just opposite the house on the other side of the lane. Some finishings to foresee.

Ground A = Garage with about 130 m² of living space, converted into a summer kitchen, storage space and recreation room.

Ground B = 12 m² entrance hall + 18 m² living room with 3 m² storage space + 22 m² fitted kitchen (electric oven, dishwasher, hob, wood-burning stove) with a balcony + WC with washbasin 2 bedrooms of 14 m² and 15 m² + 3.6 m² bathroom (bath, washbasin, WC) + 3.5 m² dressing room.

1st = 2 m² hall + 25 m² bedroom en suite with 17 m² bathroom (Italian shower, washbasin, bathtub, 2 washbasins, WC) + 11 m² hall + 15 m² bedroom + 1.5 m² dressing room + 12 m² bedroom + 5.5 m² room with access to about 30 m² attic space (under slope).

Exterior = Detached 225 m² garden on 2 levels, directly opposite the house, with small stone shed and lovely views.

Miscellaneous = 2 fireplaces redone + 2 wood stoves (kitchen and living room) + 9 electric heaters + 10 ceiling fans + double glazing + some finishing to foresee + property tax of about 800 Euros (update in progress).

Price = 345.600 Euros (Full of character!)

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 : 72735

Property Size: 170 m2

Property Lot Size: 377 m2

Bedrooms: 5

Bathrooms: 2

Reference: LA345600E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

With Land/Garden

Summary

Property type:	Village house
Bedrooms:	5
Bathrooms	2
Price	€345,600

Key Information

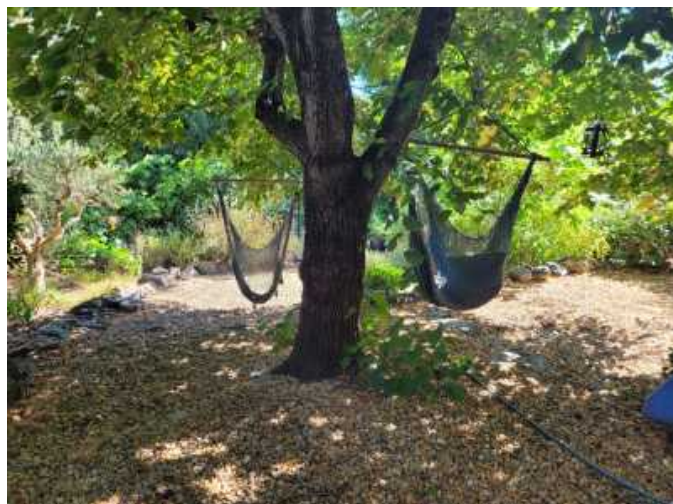
Property Features:

- Immediately Habitable

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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