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Beautiful Bourgeoise House With 5 Bedrooms, Courtyard, Terrace And Convertible...

Cazouls Les Beziers , Herault , Occitanie



€275,000

inc. of agency fees

5 Beds

1 Baths

Village with bar, restaurants, supermarket, bakery, schools: at 10 minutes from Saint-Chinian, 20 minutes from Beziers and 25 minutes from the beach ! Beautiful bourgeoise house (18th century) offering...

At a Glance

Reference	MFH-LFR-P352000E	Near to	Cazouls Les Beziers	Price	€275,000
Bed	5	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Village with bar, restaurants, supermarket, bakery, schools: at 10 minutes from Saint-Chinian, 20 minutes from Beziers and 25 minutes from the beach !

Beautiful bourgeoise house (18th century) offering 190 m2 of living space (and possibility of about 300 m2) with 5 bedrooms, bathroom, kitchen, lounge, office, courtyard, terrace of 30 m2, barn of 35 m2 with wine cellar and a superb convertible attic of more than 125 m2. Great potential, in the heart of the village !

Ground = Entrance of 10 m2 + lounge of 18 m2 + living room of 20 m2 (fireplace, original wooden parquet floor) + kitchen of 11.80 m2 (lower and higher units, double sink, vitro ceramic hob, fridge, dish washer) + office of 15 m2 + covered courtyard of 10 m2 (sink, WC, boiler room) + hall of 3 m2 + barn of 35 m2 to renovate with independent access and wine cellar of 10 m2.

1st = Large corridor of 23 m2 + bedroom of 16.68 m2 + room of 8.20 m2 with large cupboards (ideal for dressing or ensuite washroom) + bedroom of 16 m2 + bedroom of 14.73 m2 (original tiled floor) + bathroom of 7 m2 (bath, basin) + WC + bedroom of 15.66 m2 (cupboard and basin) + bedroom of 12.70 m2 (with basin, nice original tiled floor and access to terrace) + superb terrace of 30 m2 + garage of 30 m2.

2nd = Nice convertible attic of more than 125 m2 (3 rooms).

Exterior = Courtyard + nice terrace of 30 m2.

Extras = The original charm has been conserved (floors, ceiling, staircase:) + fireplace + oil central heating + wooden shutters + roof in good condition + annual land tax of 1800 € + great potential + some modernisation to foresee.

Price = 275.000 € (Great potential, in the heart of the village !)

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.

Property Id : 27126

Price: 275,000 €

Property Size: 190 m2

Property Lot Size: 175 m2

Rooms: 10

Bedrooms: 5

Bathrooms: 1

Reference: P352000E

Other Features

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

Summary

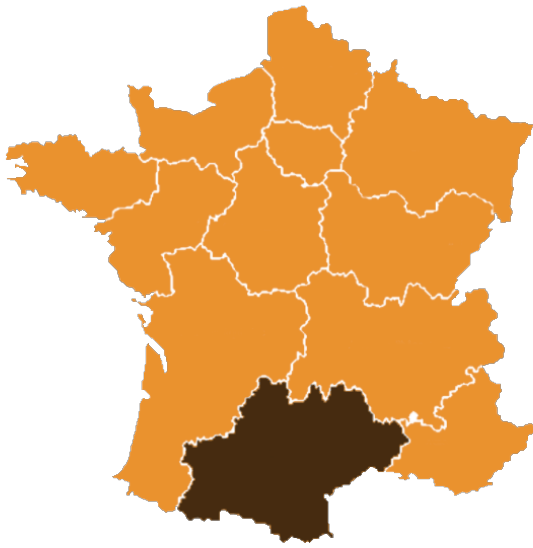
Property type:	Business
Bedrooms:	5
Bathrooms	1
Price	€275,000

Key Information

Property Features:

- Courtyard

Location: Occitanie



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C. BAUER – Sunday Times

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