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## Stone Character House With 4 Bedrooms, Workshop, Vaulted Cellar, 2 Terraces...

**Bedarieux** , **Herault** , **Occitanie**



**€132,000**

inc. of agency fees

4 Beds

1 Baths

Hamlet without shops located at 10 minutes from Bedarieux (large village with all shops), 20 minutes from the Salagou lake (magnificent site with beautiful walks to do) and 20 minutes from Clermont-l'Herault. Stone...

### At a Glance

**Reference** MFH-LFR-PB143000E  
**Bed** 4

**Near to** Bedarieux  
**Bath** 1  
**Pool** No

**Price** €132,000  
**Land Tax** N/A

### Property Description

Hamlet without shops located at 10 minutes from Bedarieux (large village with all shops), 20 minutes from the Salagou lake (magnificent site with beautiful walks to do) and 20 minutes from Clermont-l'Herault.

Stone character house (dating from 1800) with living space of 100 m2 offering 4 bedrooms, washroom,

living room, kitchen with beautiful views, workshop, large vaulted cellar and 2 terraces with stunning views. In the heart of the natural Park of Languedoc, for those who love tranquility, nature and authenticity !

Ground = Entrance of 10 m<sup>2</sup> + bedroom of 12.14 m<sup>2</sup> + large vaulted cellar of 30 m<sup>2</sup> (can be transformed into a beautiful wine cellar) + workshop of 15 m<sup>2</sup> + access on the other side of the house with a tiny courtyard and garden shed.

1st = Hall of 3.67 m<sup>2</sup> + washroom of 4.50 m<sup>2</sup> (sink, WC, shower) + bedroom of 9 m<sup>2</sup> + living of 18.33 m<sup>2</sup> + kitchen of 18.24 m<sup>2</sup> (large windows with stunning views, working plan, cupboards and double copper sink) + access to the terrace on 2nd floor.

1/2 (only few steps) = Bedroom of 11.73 m<sup>2</sup> with a mezzanine bed.

2nd = Bedroom of 11.81 m<sup>2</sup> + terrace of 5 m<sup>2</sup> with stunning views.

Exterior = Terrace of 5 m<sup>2</sup> + terrace of 10 m<sup>2</sup>, south-west facing and with breathtaking views + tiny courtyard and garden shed.

Extras = Charm and character + pellet stove + electric heating + main sewage + terraces sealing needs to be checked + estimated amount of annual energy consumption for standard use: between 2009 € and 2719 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 496 Euros + sold furnished.

Price = 132.000 € (For those who love peacefulness and authenticity, perfect as a holiday home !)

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 : 30870

Property Size: 100 m<sup>2</sup>

Property Lot Size: 174 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 1

Reference: PB143000E

### **Other Features**

Immediately Habitable

Outside space

Rental Potential

Terrace

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€132,000

Key Information

- Property Features:
- Immediately Habitable

Location: Occitanie





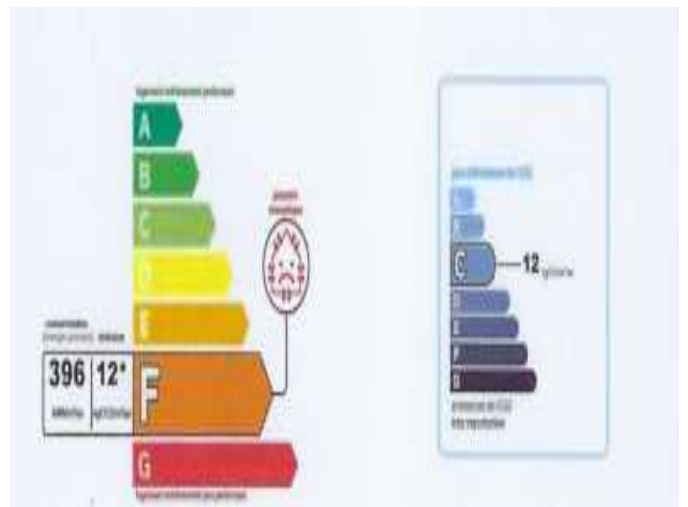
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**C. BAUER – Sunday Times**

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