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Pretty Character Villa With 115 M2 Of Living Space To Refresh On 1561...

Ouveillan , Herault , Occitanie



€378,000

inc. of agency fees

3 Beds

1 Baths

Village with all shops, supermarkets, reataurant and schools, 45 minutes from Carcassonne and 45 minutes from Beziers, 25 minutes from Narbonne.Pretty character villa to refresh (1974) with 115 m2 of...

At a Glance

Reference MFH-LFR-ON378000E

Bed 3

Near to Ouveillan

Bath 1

Pool Yes

Price €378,000

Land Tax N/A

Property Description

Village with all shops, supermarkets, reataurant and schools, 45 minutes from Carcassonne and 45 minutes from Beziers, 25 minutes from Narbonne.

Pretty character villa to refresh (1974) with 115 m2 of living space including 3 bedrooms plus a basement of

115 m2 too, including the garage, on 1561 m2 of land on the edge of a small river. Very good location for an artisan or a business.

Ground (back garden level) = 110 m2 including a double garage and 3 rooms with access to the garden.

Ground (street level) = Entrance hall of 5.6 m2 + living room of 37 m2 with access to the garden + kitchen of 16 m2 + hall of 7 m2 + 3 bedrooms of 16 m2, 11 m2 and 11.6 m2 with built-in wardrobes + WC with handbasin + bathroom of 7.3 m2 (bath, washbasin, shower and WC) + hall of 2 m2 with access to a terrace of 10 m2.

Exterior = Land to landscape + possibility of pool + village with risk of flooding (but some work has been performed by the region to prevent the risk).

Divers = Character + lively large village + town gas central heating + estimated amount of annual energy consumption for standard use: between 1690 € and 2350 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + annual land tax of 2000 €.

Price = 378.000 € (Large plot, pretty 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. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 32548

Price: 378,000 €

Bedrooms: 3

Bathrooms: 1

Reference: ON378000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

With Land/Garden

Summary

| | |
|----------------|--------------|
| Property type: | Modern Villa |
| Bedrooms: | 3 |
| Bathrooms | 1 |
| Price | €378,000 |

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



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C. BAUER – Sunday Times

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