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Charming And Renovated Village House With 2 Bedrooms, Cellar And Terrace....

Causses Et Veyran , Hérault , Occitanie



€156,600

inc. of agency fees

2 Beds

1 Baths

Lively village with cafe and shops within 15 minutes of Beziers and motorway, 35 minutes from beaches and airport at Beziers. A charming village house, already renovated, with a terraces and cave, situated...

At a Glance

Reference MFH-LFR-AC156600E

Bed 2

Near to Causses Et Veyran

Bath 1

Pool No

Price €156,600

Land Tax N/A

Property Description

Lively village with cafe and shops within 15 minutes of Beziers and motorway, 35 minutes from beaches and airport at Beziers.

A charming village house, already renovated, with a terraces and cave, situated in a quiet area in the heart of

a popular village. The house offers 80 m² of living space over three levels, comprising of an inviting open plan kitchen with dining area and lounge, 2 bedrooms, a bathroom, a room to finish and a not overlooked south-west facing terrace. Lots of character.

Ground = Entrance hall with stairs to 1st floor and door to cellar + cellar of 50 m² also housing a separate WC of 1.5 m² and doors onto street.

1st = Newly fitted open-plan kitchen, diner and lounge area of 21 m² with a woodburning stove + bedroom of 14 m² + new bathroom of 5 m² (shower, sink, wc).

2nd = Landing of 1 m² + bedroom of 16.5 m² + room of 16 m² to finish (plumbing in place for either kitchen or bathroom) + lovely terrace of 13 m² enjoying lovely views and sunsets.

Sundry = Mains water and sewage + electric heating + reversible air + woodburning stove + double glazing + apart from finishing terrace room, no work needed + furniture and appliances negotiable + immediately habitable + terrace under warranty + renovated to high standard + good roof + annual property tax of 317 €.

Price = 156.600 € (Great location and price - a must see !)

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 : 35903

Price: 156,600 €

Bedrooms: 2

Bathrooms: 1

Reference: AC156600E

Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

Summary

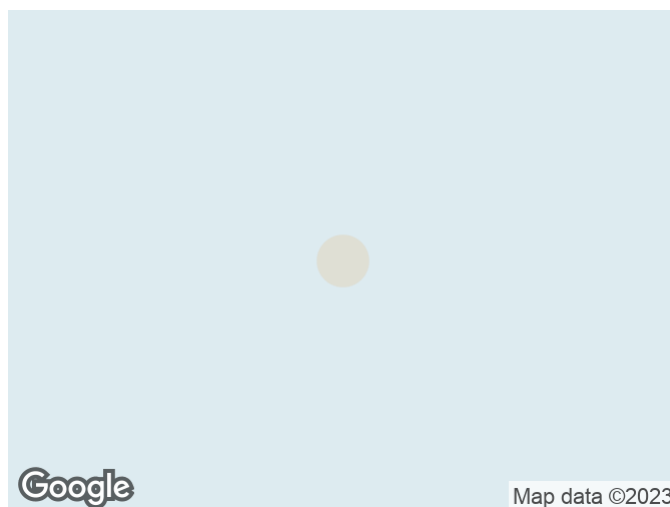
Property type:	Village house
Bedrooms:	2
Bathrooms	1
Price	€156,600

Key Information

Property Features:

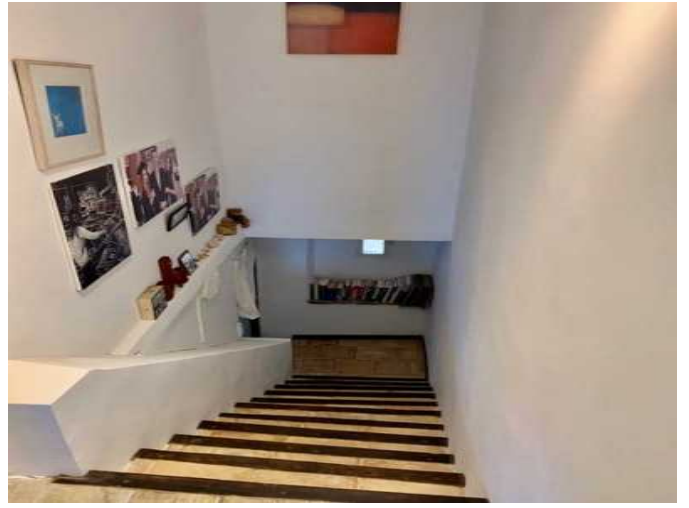
- Immediately Habitable

Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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