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## Cosy Single Storey Villa With 83 M2 Of Living Space, Plus 2 Garages, On...

Laurens , Hérault , Occitanie



**€302,400**

inc. of agency fees

3 Beds

1 Baths

Nice village with all shops, groceries, chemist, cafe/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the coast. Cosy single storey villa of traditional construction,...

### At a Glance

<b>Reference</b>	MFH-LFR-ALS313200EB	<b>Near to</b>	Laurens	<b>Price</b>	€302,400
<b>Bed</b>	3	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Nice village with all shops, groceries, chemist, cafe/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the coast.

Cosy single storey villa of traditional construction, very comfortable and lightfull, with 83 m2 of living space

including 3 bedrooms, plus 2 garages of 22 m<sup>2</sup> and 30 m<sup>2</sup> (that could be converted) on a 539 m<sup>2</sup> plot a few minutes walk from all shops.

Interior = Living room of 27 m<sup>2</sup> with fireplace + equipped kitchen of 12 m<sup>2</sup> (induction hob, extractor fan, upper and lower units, electric oven, dishwasher and fridge) + WC + hall of 6 m<sup>2</sup> + 3 bedroom of 8 m<sup>2</sup>, 9 m<sup>2</sup> and 11.8 m<sup>2</sup> + shower room of 7 m<sup>2</sup> (italian walk-in shower and washbasin) + garage of 22 m<sup>2</sup>.

Exterior = Bean shape pool (8x4m, chlorine) + vegetable plot area + parking area + independent garage of 30 m<sup>2</sup> (water and electricity points, electric gate).

Sundry = Reversible air conditioning + electric heating + annual land tax of 837 € + estimated amount of annual energy consumption for standard use: between 587 € and 795 € per year. Average energy prices indexed to the year 2022 (including subscriptions).

Price = 302.400 € (Cosy house in a nice 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. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 36518

Price: 302,400 €

Bedrooms: 3

Bathrooms: 1

Reference: ALS313200EB

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	1
Price	€302,400

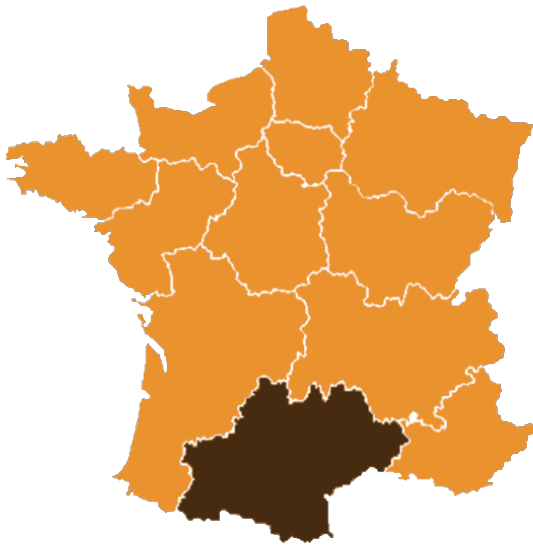
## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

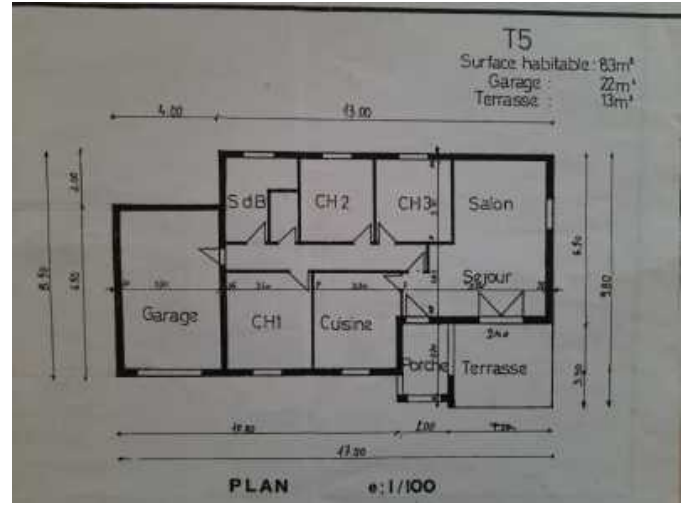
## Location: Occitanie



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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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