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Beautiful Maison De Maitre To Refresh, Sold Furnished, With 295 M2 Of...

Murviel Les Beziers , Herault , Occitanie



€318,600

inc. of agency fees

4 Beds

2 Baths

Lively village with all shops and restaurants, 10 minutes from Beziers, 10 minutes from the Orb river, 15 minutes from the motorway and 20 minutes from the coast. Beautiful maison de maitre to refresh,...

At a Glance

Reference MFH-LFR-TM375400E

Bed 4

Near to Murviel Les Beziers

Bath 2

Pool No

Price €318,600

Land Tax N/A

Property Description

Lively village with all shops and restaurants, 10 minutes from Beziers, 10 minutes from the Orb river, 15 minutes from the motorway and 20 minutes from the coast.

Beautiful maison de maitre to refresh, sold furnished, with about 295 m2 of living space including 4

bedrooms and an apartment to renovate in the attic. Nice garden of 132 m² at the back of the house that could accept a pool. The home is very sound, to refresh strongly with roof in good condition and fully isolated.

Ground = Entrance through garden/courtyard of 30 m² + entrance hall of 12 m² + 2 dining rooms of 20 m² + kitchen of 11.1 m² with laundry room of 10 m² and access to the garden + pantry of 3 m² + room of 12.5 m² with access to the garden + staircase of 10 m².

1st = Hall of 17 m² + 2 bedrooms of 16.8 m² and 17.6 m² with dressing + 2 bedrooms of 20.8 m² and 16 m² + washroom of 9.7 m² (shower, independant WC and washbasin).

2nd (to renovate) = Hall of 7 m² + kitchen of 15 m² + corridor of 2 m² + bedroom of 18 m² with access to another bedroom of 10.7 m² + washroom of 8.4 m² (shower, washbasin and WC) + attic of 10.2 m².

Exterior = Front garden of about 32 m² + back garden of 132 m² with well and that could accept a pool.

Extras = Electric heating + oil heater + sound house + fully furnished + annual land tax of 980 € + roof redone and isolated in 2006 + double glazed windows on ground and 1st floor + estimated amount of annual energy consumption for standard use: between 4100 € and 5580 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 318.600 € (Superb bourgeoise 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 : 36880

Price: 318,600 €

Bedrooms: 4

Bathrooms: 2

Reference: TM375400E

Other Features

Immediately Habitable

Latest properties

Outside space

Renovation required

Rental Potential

With Land/Garden

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€318,600

Key Information

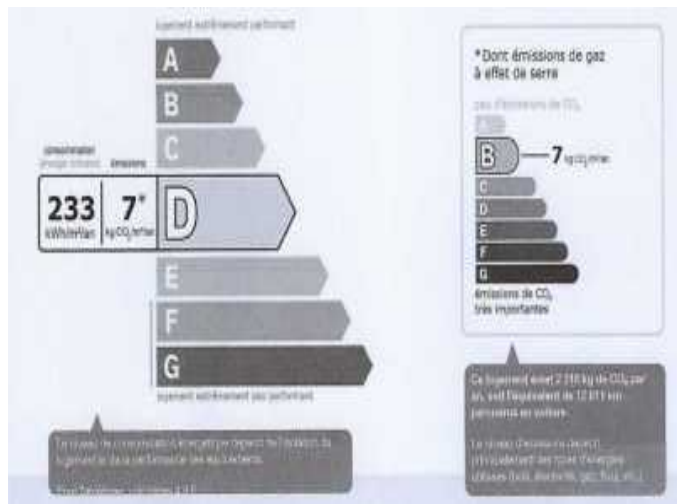
Property Features:

- 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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C. BAUER – Sunday Times

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