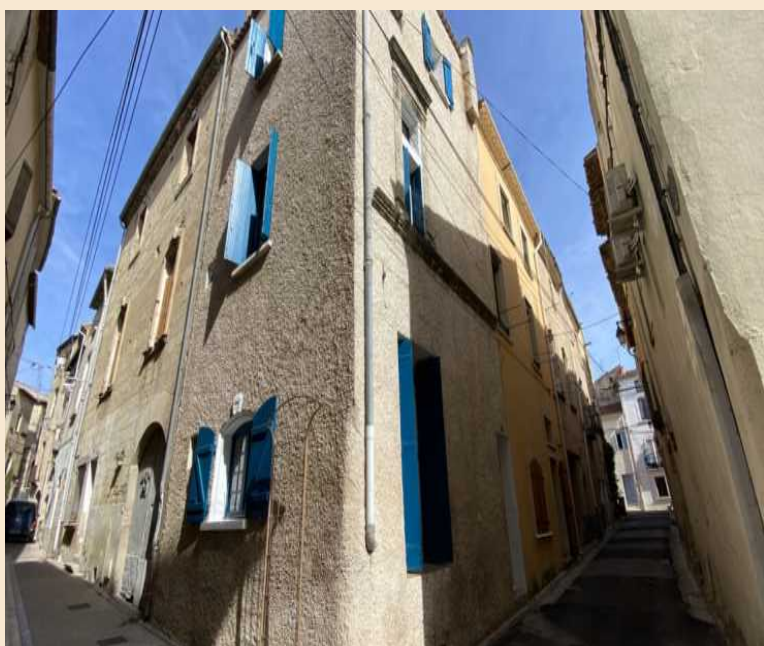


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Charming Village House With 2 Bedrooms And Roof Terrace With Amazing Views.

Margon , Hérault , Occitanie



€121,000

inc. of agency fees

2 Beds

2 Baths

Charming village close to all amenities and schools, at 8 minutes from Pezenas, 13 minutes from Meze, 30 minutes from Beziers, Agde and Sete, 40 minutes from Montpellier. This corner house located in the...

At a Glance

Reference MFH-LFR-
MP143000E

Bed 2

Near to Margon

Bath 2

Pool No

Price €121,000

Land Tax N/A

Property Description

Charming village close to all amenities and schools, at 8 minutes from Pezenas, 13 minutes from Meze, 30 minutes from Beziers, Agde and Sete, 40 minutes from Montpellier.

This corner house located in the heart of the historic center of a charming village, offers about 80 m² of living space consisting of a dining room/kitchen, living room, 2 bathrooms, 2 bedrooms and a magnificent roof terrace with amazing views.

Ground = Dining room/kitchen of 24 m² + shower room of 4,5 m² (shower, sink, WC, mirror) + storage of 2 m².

1st = Landing of 1.50 m² + living room of 20,6 m² with fireplace and high ceiling + WC of 1.60 m².

2nd = Bedroom of 9.50 m² + bedroom of 10.50 m² + bathroom of 2 m² (sink, shower, mirror, WC).

Exterior = Closed loggia of 6 m² with panoramic view + roof terrace of 23 m² with a sink and breathtaking view.

Extras = Annual property tax of 400 Euros + parking nearby + south-facing + estimated amount of annual energy consumption for standard use: between 1690 € and 2330 € per year. Average energy prices indexed to the year 2022 (including subscriptions).

Price = 121.000 € (Pleasant house in a charming 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

Property Id : 36847

Price: 121,000 €

Bedrooms: 2

Bathrooms: 2

Reference: MP143000E

Other Features

Immediately Habitable

Latest properties

Near the coast

Outside space

Rental Potential

Terrace

Summary

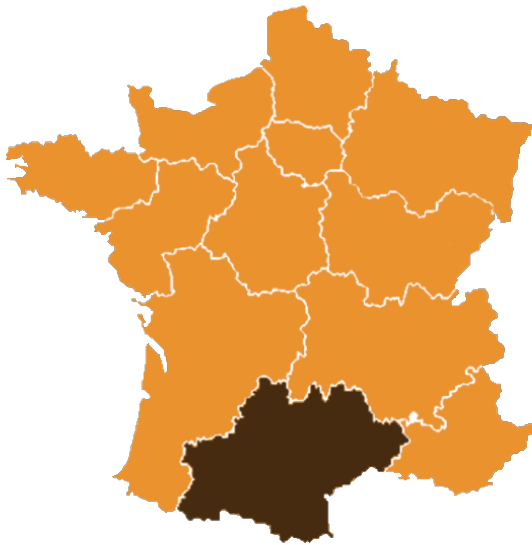
Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€121,000

Key Information

Property Features:

- Immediately Habitable

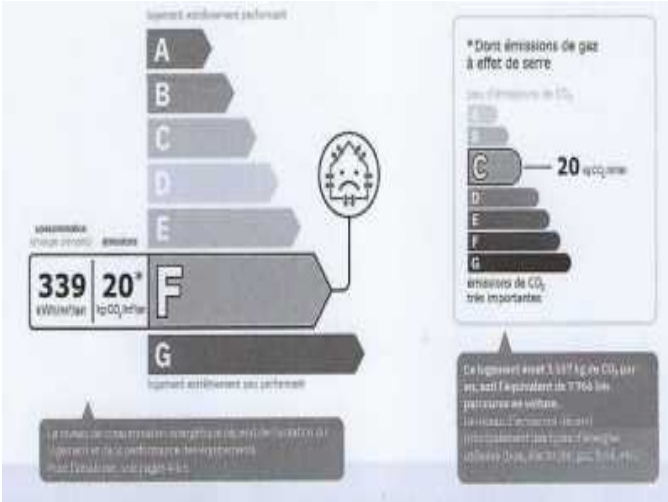
Location: Occitanie



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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

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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