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Renovated Character House With 130 M2 Of Living Space, Garden Of 1630...

Laurens , Herault , Occitanie



€449,400

inc. of agency fees

3 Beds

2 Baths

Nice village with all shops, bar/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast. Single storey character renovated home with 130 m2 of living space including...

At a Glance

Reference MFH-LFR-ALF460000E

Bed 3

Near to Laurens

Bath 2

Pool Yes

Price €449,400

Land Tax N/A

Property Description

Nice village with all shops, bar/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast.

Single storey character renovated home with 130 m² of living space including 3 bedrooms, 2 bathrooms, with a garden of 1630 m² with pool plus a studio of 20 m² and an independent annexe of about 30 m². Rare !

Interior = Hall of 20 m² + lounge/living room of 19 m² + equipped kitchen of 15.5 m² with pantry/laundry of 6 m² + 3 bedrooms of 17.7 m², 17 m² and 15.4 m² including one en suite with a washroom (italian walk-in shower, WC and washbasin) + hall of 2 m² with access to WC and bathroom of 6 m² (2 washbasins and bath).

Exterior = House in the centre of the plot + annex of about 30 m² (now water/electricity) + studio of about 20 m² (with washbasin and WC) in front of the pool + pool (8.5x4m, chlorine).

Extras = New electricity and plumbing + roof in good condition + centralised reversible air conditioning + annual land tax of about 1000 € + double glazing + new solar pannels for auto consumption and resale + estimated amount of annual energy consumption for standard use: between 534 € and 723 € per year. Average energy prices indexed to the year 2022 (including subscriptions).

Price = 449.400 € (Superb character home with large garden)

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 : 37304

Price: 449,400 €

Bedrooms: 3

Bathrooms: 2

Reference: ALF460000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€449,400

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

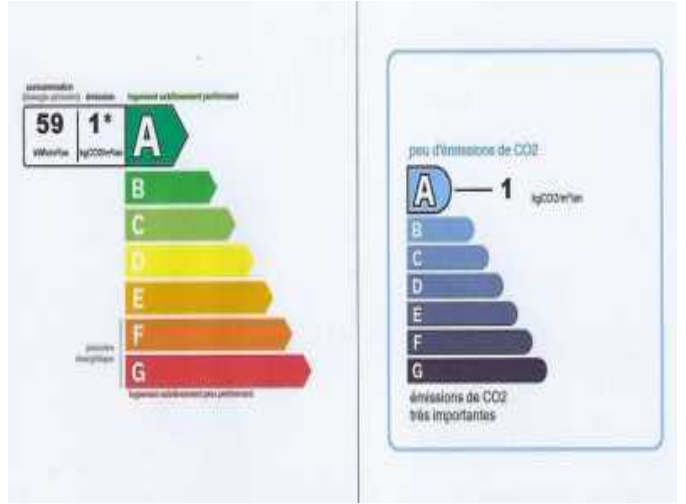
Location: Occitanie



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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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