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Very Large Village House To Refresh With A Commercial Area Of 95 M2, Garage,...

Laurens , **Herault** , **Occitanie**



€648,000

inc. of agency fees

5 Beds

3 Baths

Nice village with all shops, bar/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast. Very large village house to refresh with a commercial area of 95 m2 (former...

At a Glance

Reference MFH-LFR-AL648000E

Near to Laurens

Price €648,000

Bed 5

Bath 3

Land Tax N/A

Pool No

Property Description

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

Very large village house to refresh with a commercial area of 95 m2 (former chemist with laboratory and

office), garage of 29 m² , courtyard of 62 m², terrace of 12 m² and 235 m² of living space including 5 bedrooms and 3 bathrooms.

Ground = Entrance hall of 15 m² with access to a courtyard of 62 m² + garage of 29 m² + commercial area with a large room of 64 m² with windows onto the street, office of 18 m² independent access + former laboratory of 4 m² + WC with washbasin + bedroom of 9 m².

1st = Hall of 12 m² + living room of 64 m² with fireplace + corridor of 4 m² + hall with access to a WC with washbasin + kitchen of 18 m² with pantry of 5.2 m² + en suite bedroom of 12 m² with washroom of 9 m² (italian walk-in shower, washbasin and WC).

2nd = Mezzanine of 12.3 m² + bedroom of 13.4 m² with access to a terrace of 12 m² and en suite with bathroom of 15 m² to renovate (bath, bidet, WC and 2 washbasins) + cupboard and corridor of 3.8 m² + hall of 12 m² + 3 bedrooms of 12 m², 14 m² and 12 m² + WC + washroom of 7.7 m² (shower and washbasin).

Exterior = Courtyard (south west) of 62 m² and terrace (south) of 12 m².

Extras = Refreshments and modernisations to foresee (kitchen, bathrooms, painting) + reversible air conditioning and electric heating + annual land tax of 2300 € + double glazing + solar pannels for resale (about 8000 €/an) + the ground floor could be converted into an apartment + the ground floor could be rented for about 1000 €/month (shop or else) + wine cellar in basement of about 10 m².

Price = 648.000 € (Investment home with numerous possibilities)

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 : 38041

Property Size: 235 m²

Property Lot Size: 239 m²

Bedrooms: 5

Bathrooms: 3

Reference: AL648000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Summary

Property type:	Village house
Bedrooms:	5
Bathrooms	3
Price	€648,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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