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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 m<sup>2</sup> + living room of 64 m<sup>2</sup> with fireplace + corridor of 4 m<sup>2</sup> + hall with access to a WC with washbasin + kitchen of 18 m<sup>2</sup> with pantry of 5.2 m<sup>2</sup> + en suite bedroom of 12 m<sup>2</sup> with washroom of 9 m<sup>2</sup> (italian walk-in shower, washbasin and WC).

2nd = Mezzanine of 12.3 m<sup>2</sup> + bedroom of 13.4 m<sup>2</sup> with access to a terrace of 12 m<sup>2</sup> and en suite with bathroom of 15 m<sup>2</sup> to renovate (bath, bidet, WC and 2 washbasins) + cupboard and corridor of 3.8 m<sup>2</sup> + hall of 12 m<sup>2</sup> + 3 bedrooms of 12 m<sup>2</sup>, 14 m<sup>2</sup> and 12 m<sup>2</sup> + WC + washroom of 7.7 m<sup>2</sup> (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  $2300 \in$  + double glazing + solar pannels for resale (about  $8000 \in$ /an) + the ground floor could be converted into an apartment + the ground floor could be rented for about  $1000 \in$ /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

Terrace

## **Summary**

Property type: Village house

Bedrooms: 5
Bathrooms 3

Price €648,000

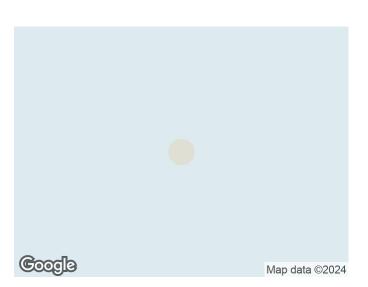
# **Key Information**

Property Features:

• Immediately Habitable

## **Location: Occitanie**





# Gallery











































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#### C. BAUER – Sunday Times

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S. and L. BROWN



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