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Renovated Village House With 130 M2 Of Living Space (Possibility Of 185...

Pezenas , Herault , Occitanie



€226,800

inc. of agency fees

4 Beds

1 Baths

Village with all shops, schools, 15 minutes from Pezenas, 5 minutes from Magalas and Roujan, 25 minutes from Beziers and 40 minutes from the coast. Very pretty renovated village house with about 130 m2...

At a Glance

Reference	MFH-LFR-GP238000E	Near to	Pezenas	Price	€226,800
Bed	4	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Village with all shops, schools, 15 minutes from Pezenas, 5 minutes from Magalas and Roujan, 25 minutes from Beziers and 40 minutes from the coast.

Very pretty renovated village house with about 130 m2 of living space including 4 bedrooms plus a garage of

52 m² and offering the possibility of creating 50 m² more by converting the former stable (already semi converted) on the ground floor. Lovely terrace with direct access to the kitchen. Quiet street of the old village.

Ground = Entrance hall of 5 m² + former stable of 50 m² (semi converted already) + garage of 52 m².

1st = Living room of 46 m² + kitchen of 16 m² (lower and upper units, hob, extractor and sink) with access to the terrace and balcony of 18 m² + bedroom of 12.7 m² + corridor of 5.5 m² + bathroom of 5.6 m² (italian walk-in shower, 2 washbasins, laundry corner) + WC.

2nd = Hall and staircase of 6 m² + 3 bedrooms of 12 m², 10 m² and 9 m² + storage area of 2 m² + under roof room of 7 m² (storage area).

Extras = Reversible air conditioning, wood burner and electrical heating + estimated amount of annual energy consumption for standard use: between 1371 € and 1855 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 850 € + quiet location in the centre of the village + no work to foresee + potential on the ground floor.

Price = 226.800 € (Charming and cosy!)

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 : 38988

Price: 226,800 €

Bedrooms: 4

Bathrooms: 1

Reference: GP238000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	1
Price	€226,800

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



Gallery







Performance énergétique

* Dont émissions de gaz à effet de serre.



Le niveau de performance énergétique dépend de l'isolant de l'immeuble et de la performance des équipements. Pour l'analyse, voir pages 7 à 9.

Ce logement émet 228 kg de CO₂ par an, soit l'équivalent de 577 km parcourus en voiture. Le niveau d'émission dépend principalement des choix d'énergie utilisés (chauffage, hotte, etc.).

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C. BAUER – Sunday Times

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