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Pretty Village House Offering Terraces With View, Small Garden And Located...

Faugeres , Herault , Occitanie



€159,000

inc. of agency fees

2 Beds

1 Baths

Hamlet with no shop, 15 minutes from Roujan, 30 minutes from Pezenas and Beziers and 40 minutes from the coast. Pretty village house with about 88 m2 of...

At a Glance

Reference MFH-LFR-
FF183600E

Bed 2

Near to Faugeres

Bath 1

Pool No

Price €159,000

Land Tax N/A

Property Description

Hamlet with no shop, 15 minutes from Roujan, 30 minutes from Pezenas and Beziers and 40 minutes from the coast.

Pretty village house with about 88 m² of living space including 2 bedrooms plus a lovely vaulted cellar of 30 m², several terraces with nice views and a garden of about 200 m² that could receive a pool. In a peaceful hamlet.

Ground (garden level) = Vaulted cellar of 30 m² + cellar of 20 m² with access to the garden.

Ground (street level) = Living room of 29 m² with fireplace and access to a terrace of 12 m² (with stairs to the garden) and access through a few stairs to the kitchen of 19 m² (lower units, gas hob, extractor and sink) with access to a terrace of about 10 m² + hall of 3.6 m² leading to WC, laundry of 6 m² and a washroom of 4.5 m² (2 washbasins and shower).

1st = Hall of 3 m² + 2 bedrooms of 10 m² and 11.8 m².

Extras = Insert fireplace and electrical heating + estimated amount of annual energy consumption for standard use: between 2150 Euros and 2980 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 468 Euros + quiet location in the centre of the village + finishings to foresee.

Price = 159.000 Euros (Great potential!)

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 : 72651

Property Size: 88 m2

Property Lot Size: 185 m2

Bedrooms: 2

Bathrooms: 1

Reference: FF183600E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	1
Price	€159,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



Gallery







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S. and L. BROWN



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