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## Pretty Village House With 85 M2 Of Living Space, 2 Bedrooms, Terrace And...

Colombiers , Hérault , Occitanie



# €207,900

inc. of agency fees

2 Beds

1 Baths

Pretty village near the beach and pineforests, with all amenities and schools, 7 minutes from the A9, 10 minutes from the beach, 13 minutes from Beziers, 20 minutes from Narbonne. Located in the heart...

### At a Glance

**Reference** MFH-LFR-LCB207900E

**Bed** 2

**Near to** Colombiers

**Bath** 1

**Pool** No

**Price** €207,900

**Land Tax** N/A

### Property Description

Pretty village near the beach and pineforests, with all amenities and schools, 7 minutes from the A9, 10 minutes from the beach, 13 minutes from Beziers, 20 minutes from Narbonne.

Located in the heart of the village, pretty village house offering about 85 m2 of living space with living

room, equipped kitchen, lounge, 2 bedrooms, shower room, WC plus a terrace with barbecue area, a balcony and a large garage with two accesses and lots of possibilities.

Ground = Garage of 125 m<sup>2</sup> with a well and two accesses (on two streets) + entrance of 3 m<sup>2</sup>.

1st = Landing of 2.5 m<sup>2</sup> + living room of 18 m<sup>2</sup> + equipped kitchen of 11 m<sup>2</sup> (upper and lower units, kitchen plan, dishwasher, hood, induction hob, sink) + cellar of 7 m<sup>2</sup> + dining room of 11 m<sup>2</sup> + 2 bedrooms of 11 m<sup>2</sup> and 12 m<sup>2</sup> with access to the balcony + shower room of 4 m<sup>2</sup> (basin, cupboards, mirror, shower) + WC of 1.5 m<sup>2</sup>.

Exterior = Pretty terrace of 25 m<sup>2</sup> with barbecue area + balcony of 4 m<sup>2</sup>.

Extra = Property tax of 1000 euros/year + estimated amount of annual energy consumption for standard use: between 690 € and 960 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + double glazing + electric shutters + mains drainage + boiler and fuel tank + well + garage with double access + recent facade.

Price = 207.900 € (Pretty village house with large garage)

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](http://georisques.gouv.fr)

Property Id : 39587

Price: 207,900 €

Bedrooms: 2

Bathrooms: 1

Reference: LCB207900E

### **Other Features**

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Terrace

## Summary

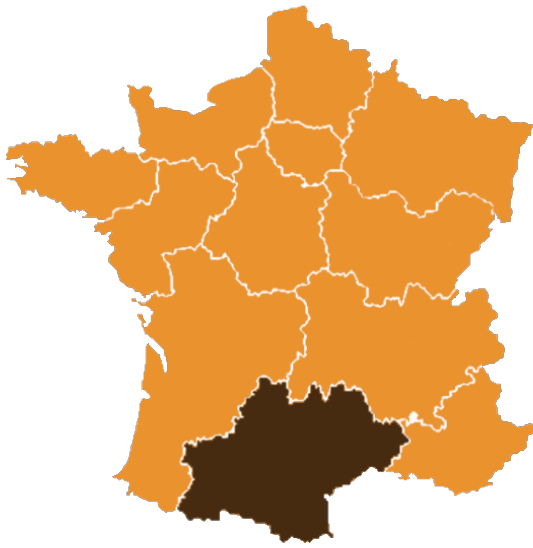
Property type:	Village house
Bedrooms:	2
Bathrooms	1
Price	€207,900

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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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