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Very Pretty Country House With 145 M2 Of Living Space On 1255 M2 Of Land...

Olargues , Herault , Occitanie



€349,000

inc. of agency fees

5 Beds

3 Baths

Lovely hamlet with no shop, 5 minutes drive from a small village with one shop, located 7 minutes drive from Olargues, 15 minutes from Mons la Trivalle,...

At a Glance

Reference MFH-LFR-
FO432000E

Bed 5

Near to Olargues

Bath 3

Pool Yes

Price €349,000

Land Tax N/A

Property Description

Lovely hamlet with no shop, 5 minutes drive from a small village with one shop, located 7 minutes drive from Olargues, 15 minutes from Mons la Trivalle, 30 minutes from Bedarieux, and an hour from Beziers.

Super pretty country house with 145 m² of living space on 1255 m² of land (including a sloping part to the river) offering 5 bedrooms and 3 bathrooms plus a small ruin of 30 m², jacuzzi and pool. Superb peaceful location. The house is sold with 7400 m² of non attached woods and land.

Ground = Cellar of about 30 m² + entrance hall of 8 m² + lounge of 25 m² + kitchen of 15 m² (oven, gas hob, lower units, dishwasher, fridge, sink, extractor) leading to a small terrace + hall of 5 m² + WC + bathroom of 5 m² (bidet, bath and washbasin) + 3 bedrooms of 10 m², 10 m² and 11 m².

1st = Hall of 1.5 m² + office bedroom of 15 m² leading to an en suite bedroom of 20 m² (shower, WC and washbasin) + en suite bedroom of 20 m² (shower and washbasin).

Exterior = Nice garden behind the house with pool and garden on the side of the property (sloping to the river) + jacuzzi in a lovely courtyard + 2 small ruins of 30 m² in front of the house and 15 m² in front and on the side of the house + non attached wood and land of 7400 m².

Extras = Wood burner and oil central heating + estimated amount of annual energy consumption for standard use: between 1948 Euros and 2636 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 455 Euros + there is established reputation of the house with an annual summer holiday rental income (12-15000 Euros).

Price = 349.000 € (Top location !)

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 : 72189

Property Size: 145 m2

Property Lot Size: 8,655 m2

Bedrooms: 5

Bathrooms: 3

Reference: FO432000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€349,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



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S. and L. BROWN



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