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

**Olargues , Herault , Occitanie**



**€399,900**

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, 30 minutes from Bedarieux, and an hour from Beziers. Super...

### At a Glance

**Reference** MFH-LFR-FO432000E

**Near to** Olargues

**Price** €399,900

**Bed** 5

**Bath** 3

**Land Tax** N/A

**Pool** Yes

### 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 € and 2636 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 455 €.

Price = 399.900 € (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](http://georisques.gouv.fr)

Property Id : 40035

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:	House
Bedrooms:	5
Bathrooms	3
Price	€399,900

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

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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