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## In A Quiet Setting Near The River, Village House With 2 Accommodations...

**Cazouls Les Beziers , Hérault , Occitanie**



**€267,500**

inc. of agency fees

3 Beds

2 Baths

Beautiful sought-after riverside village in the Orb valley, offering all shops (bars, restaurants, schools, bakeries, butchery, supermarket :), located at 20 minutes from Beziers, 30 minutes from Narbonne...

### At a Glance

<b>Reference</b>	MFH-LFR-CCC335000E	<b>Near to</b>	Cazouls Les Beziers	<b>Price</b>	€267,500
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Beautiful sought-after riverside village in the Orb valley, offering all shops (bars, restaurants, schools, bakeries, butchery, supermarket :), located at 20 minutes from Beziers, 30 minutes from Narbonne and 25 minutes from the beach!

In a quiet residential setting near the river, village house with about 115 m<sup>2</sup> of living space + garage, on a 567 m<sup>2</sup> plot with mature and productive fruit trees. The property is currently divided into 2 accommodations offering a main apartment of about 70 m<sup>2</sup> with 2 bedrooms and a terrace as well as a separate guest apartment of about 45 m<sup>2</sup> with 1 bedroom. Ideal as a lock-and-leave or a holiday home with a flexible rental configuration.

Ground = Gite offering open plan kitchen/living/dining room of 30 m<sup>2</sup> with direct access to the sunny front courtyard + bedroom of 12 m<sup>2</sup> + separate WC + shower room + garage of about 30 m<sup>2</sup> with plumbing for a washing machine, window, and lockable access to gite.

1st = Main apartment offering entryway of 5 m<sup>2</sup> and large storage closet of 2 m<sup>2</sup> + living/dining room of 18 m<sup>2</sup> with fireplace + fully renovated kitchen of 12 m<sup>2</sup> + 2 bedrooms of 10 m<sup>2</sup> each + separate WC + newly decorated bathroom with shower + terrace of approximately 15 m<sup>2</sup>.

Extra = Double-glazing and security shutters throughout + estimated amount of annual energy consumption for standard use: between 1890 € and 2558 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 267.500 €

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 : 40241

Property Size: 115 m<sup>2</sup>

Property Lot Size: 567 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: CCC335000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€267,500

## Key Information

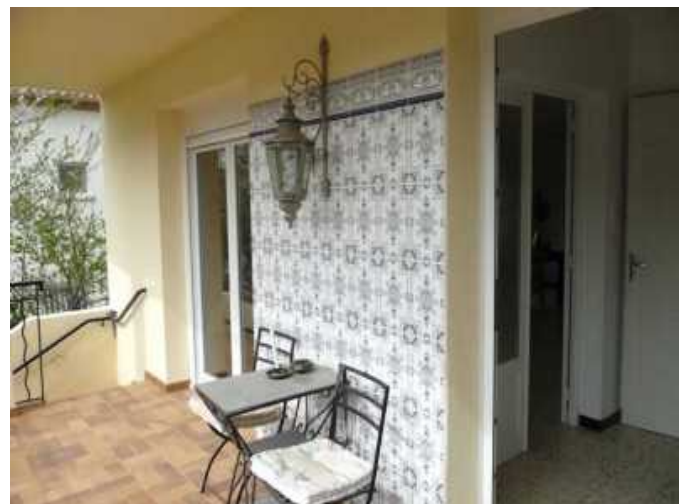
Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery









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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

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**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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