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Pleasant Village House And Independent Gite With Terraces And Magnificent...

Bedarieux , **Herault** , **Occitanie**



€165,000

inc. of agency fees

4 Beds

2 Baths

Village with all shops, in the heart of the Natural Park of Languedoc, located at 15 minutes from Bedarieux, 18 minutes from the Avene lake and 1h from the beach !Pleasant village house with 100 m2 of...

At a Glance

Reference MFH-LFR-BB176000EB

Bed 4

Near to Bedarieux

Bath 2

Pool No

Price €165,000

Land Tax N/A

Property Description

Village with all shops, in the heart of the Natural Park of Languedoc, located at 15 minutes from Bedarieux, 18 minutes from the Avene lake and 1h from the beach !

Pleasant village house with 100 m² of living space offering 2 bedrooms, a lounge, open kitchen and dining room, a bathroom and a superb terrace of 30 m² with beautiful views on the hills. Plus an independent gite of 45 m² sold fully furnished offering a lounge, dining room, open kitchen, 2 bedrooms, a washroom and a superb covered terrace of 25 m² with beautiful view ! There are also 2 vaulted cellars with the possibility to create another terrace. Quiet location !

Some steps down the house = 2 vaulted cellars of 20 m² and 25 m² with an outside space of 40 m² (with possibility to create a terrace).

House of 100 m²

Ground = Hall of 1m² with staircase going to the 1st.

1st = Hall of 1m² + lounge of 22.04 m² + dining room of 23.63 m² with open equipped kitchen (gas hob, electric oven, fridge, lower and higher units, working plan, double sink, wood burning stove) and access to the terrace + WC of 2 m² with wash hand basin (access lounge).

2nd = Hall of 1.92 m² + bathroom of 5.34 m² (bath and sink) + bedroom of 19.51m² + large bedroom of 22.91 m².

Independent gite of 45 m² (just next to the house)

Ground = Hall/laundry area of 2.51m² + WC of 1m² + kitchen of 7.15 m² (lower and higher units, sink, gas hob, fridge, bar) + lounge/dining room of 11.84 m² with access to the terrace + bedroom of 10.20 m² + en suite washroom of 2.96 m² (shower and basin unit) + adjoining bedroom of 9.15 m².

List of included furniture = Washing machine + dining table with 6 chairs + 2 small tables + sofa 2 seats + chest of 5 drawers + shelf + 2 beds for 2 people + exterior table + 4 chairs + 2 sunbeds.

Exterior = 2 superb terraces, one of 25 m² and a second of 30 m², with beautiful views on the hills + possibility to create another terrace on the cellar level.

Extras = Wood burning stove + electric heating + wooden shutters + double glazing + main sewage + roof is in good condition + estimated amount of annual energy consumption for standard use: between 2176 € and 2944 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1344 € + few cosmetic refreshments required.

Price = 165.000 € (Nice ! Beautiful views and rental 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 : 50122

Property Size: 145 m2

Property Lot Size: 106 m2

Bedrooms: 4

Bathrooms: 2

Reference: BB176000EB

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	2
Price	€165,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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