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Former Tannery To Finish Renovate With Lots Of Potential On 700 M2 With...

La Tour Sur Orb , Herault , Occitanie



€205,200

inc. of agency fees

3 Beds

2 Baths

Pleasant atypical village in the heart of the Natural Park of Languedoc with bar, bakery, grocery, hairdresser, : located at 15 minutes from Herepian and Lamalou les Bains and 55 minutes from the beach...

At a Glance

Reference	MFH-LFR-SB205200E	Near to	La Tour Sur Orb	Price	€205,200
Bed	3	Bath	2	Land Tax	N/A
		Pool	No		

Property Description

Pleasant atypical village in the heart of the Natural Park of Languedoc with bar, bakery, grocery, hairdresser, : located at 15 minutes from Herepian and Lamalou les Bains and 55 minutes from the beach !

Former tannery dating from the 17th century to renovate ! Magnificent stone character house offering a great

potential with its different parts. The property offers a fully renovated independent apartment of 73 m² with 2 bedrooms, a lounge, an equipped kitchen and bathroom, as well as a small studio of 28 m² to finish renovate. Large cellars of more than 200 m² with the former tannery of 50 m² (full of history), plus an barn to convert offerint about 140 m² in total. Land of 700 m² with magnificent terrace of 70 m² and private access to the river. Heaven of peace, right in the heart of an atypical village! Great project! Perfect investment property!

Basement = Superb stone cellars of about 200 m² plus former tannery of 50 m² with beautiful vaulted ceilings, full of history !

Apartment of 73 m² (terrace side)

Ground = Stone staircase leading on terrace of 70 m² + entrance on lounge of 21 m² (wood burning stove to be changed, not conform) + hall of 5.20 m² + bedroom of 9.69 m² (access terrace) + corridor of 4.35 m² + equipped kitchen of 13.22 m² (access terrace, lower and higher units, gas hob, central island, electric oven, micro wave, sink) + bedroom of 12.21 m² + bathroom of 6.67 m² (bath, basin unit, WC).

Studio of 28 m² (to finish, access by cellar and possibility to connect from the apartment)

1st = Hall of 2.66 m² + bedroom/lounge of 13.13 m² + kitchen of 6.29 m² + bathroom of 6 m² (WC, bath, sink).

Barn to convert

Ground = Rooms of 25 m² and 35 m².

1st = Rooms of 25 m², 35 m² and 20 m².

Exterior = Land (with overlooking) of 700 m² with private access to the river + magnificent terrace of 70 m².

Extras = Oil central heating + double glazing and wooden shutters in apartment + main sewage + estimated amount of annual energy consumption for standard use: between 1840 € and 2490 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 720 € + great potential + work to foresee (but already partly livable).

Price = 205.200 € (Lots of character ! Great project ! Good investment !)

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 : 40573

Property Size: 100 m²

Property Lot Size: 700 m²

Bedrooms: 3

Bathrooms: 2

Reference: SB205200E

Other Features

Immediately Habitable

Outside space

Prestige

Renovation required

Rental Potential

Terrace

With Land/Garden

Summary

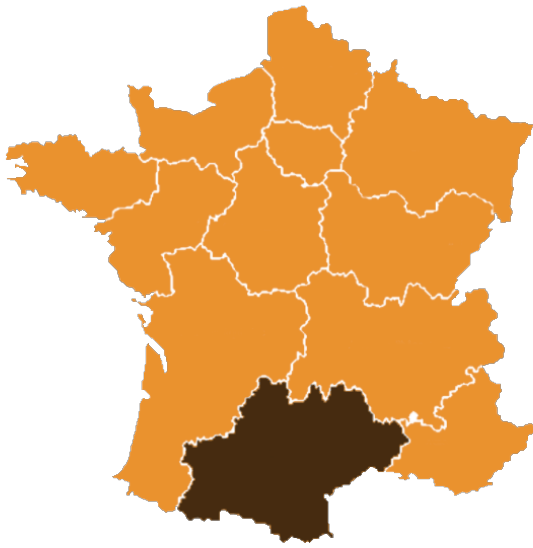
Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€205,200

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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C. BAUER – Sunday Times

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