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## Impressive Stone Property With 400 M2 Of Living Space, Courtyard With...

**Beziers** , **Herault** , **Occitanie**



**€687,475**

inc. of agency fees

3 Beds

3 Baths

Small town on the Canal du Midi with all shops and restaurants, 25 minutes from Beziers, 25 minutes from Narbonne, 25 minutes from the beach. Stunning and impressive stone property with 400 m2 of living...

### At a Glance

**Reference** MFH-LFR-CB669000E

**Bed** 3

**Near to** Beziers

**Bath** 3

**Pool** No

**Price** €687,475

**Land Tax** N/A

### Property Description

Small town on the Canal du Midi with all shops and restaurants, 25 minutes from Beziers, 25 minutes from Narbonne, 25 minutes from the beach.

Stunning and impressive stone property with 400 m2 of living space including 3 en suite bedrooms, several

lounges and leisure rooms and offering the possibility to create an independent apartment/small house. Somptuous work done by traditional artisans and high quality materials. Some of the wood work was done by the artisan who renovated the Orient-Express Wagons, some doors and accessories come from the famous Savoy hotel in London, wooden corbels from a wine domain, cobblestone floor tiles from Italy and interior finitions from LASSCO. A pretty XIX th century fountain in the courtyard has been converted into a small pool. The whole of the outdoor space is about 50 m2.

Ground = Entrance hall of 12 m2 + side room of 13 m2 with handbasins and 2 independent washbasins + living room of 60 m2 leading to the courtyard and fountain, superb fireplace + dining room of 36 m2 + equipped kitchen of 21 m2 with independent entrance + pantry/laundry room of 10 m2 + storage area of 9 m2 + garage/workshop for a small car (18 m2).

1st = Part of the house that could be independent with the kitchen including an en suite bedroom of 26 m2 with dressing and shower room of 9 m2 (italian walk-shower, washbasin and WC) + TV or reading lounge of 30 m2 + conference/leisure room of 42 m2 + en suite bedroom of 15 m2 with shower room of 9 m2 (italian walk-shower, washbasin and WC).

2nd = Hall of 8 m2 + mezzanine/office of 18 m2 + en suite bedroom of 45 m2 with shower room of 10.5 m2 (italian walk-in shower, washbasin and WC).

Exterior = Courtyard of 30 m2 with fountain of the XIXth century converted into a small basin/pool + 2 solarium terraces of 10 m2 and 5 m2 + small courtyard of 6 m2.

Extras = Oil central heating + annual land tax of 1500 € + superb renovation + all household appliances and kitchen furniture are included in the price (high-end Rosiere gas stove, new refrigerator, microwave, electric oven, two dishwashers, washing machine, vacuum cleaner) + certain items of furniture may also be negotiated with the owners + solar pannels for hot water on top of the boiler system + estimated amount of annual energy consumption for standard use: between 2255 € and 3051 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions)+ well for water of the fountain and for some of the WC of the house + 2 reversible air conditionings.

Price = 687.475 € (Exquisite !)

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 : 42498

Property Size: 400 m2

Property Lot Size: 265 m2

Bedrooms: 3

Bathrooms: 3

Reference: CB669000E

### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

Summary

Property type:	House
Bedrooms:	3
Bathrooms	3
Price	€687,475

Key Information

- Property Features:
- Courtyard

Location: Occitanie





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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.

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**C. BAUER – Sunday Times**

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