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

Capestang , **Herault** , **Occitanie**



€620,000

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...

At a Glance

Reference MFH-LFR-
CB669000E

Bed 3

Near to Capestang

Bath 3

Pool No

Price €620,000

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 XIXth 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 + 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 1653 Euros + superb renovation + possibility of

purchasing, subject to agreement with the owner: some of the furniture and kitchen appliances, a plot of farmland (for gardening) of about 1600 m² and a Mazda MX5 classic car+ certain items of furniture may also be negotiated with the owner + solar pannels for hot water on top of the boiler system + estimated amount of annual energy consumption for standard use: between 2255 Euros and 3051 Euros 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 = 620.000 Euros (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

Property Id : 69102

Property Size: 400 m²

Property Lot Size: 265 m²

Bedrooms: 3

Bathrooms: 3

Reference: CB669000E

Other Features

Courtyard

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

Summary

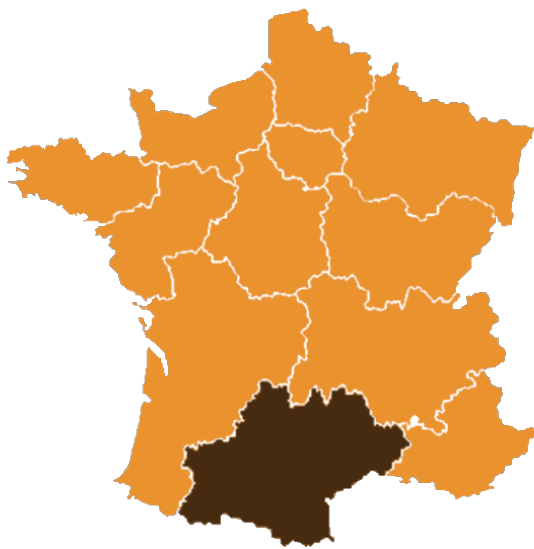
Property type:	Village house
Bedrooms:	3
Bathrooms	3
Price	€620,000

Key Information

Property Features:

- Courtyard

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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