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## Beautiful Village House With 155 M2 Of Living Space, Garage, Stable And...

**Laurens** , **Herault** , **Occitanie**



**€238,000**

inc. of agency fees

3 Beds

2 Baths

Village with all shops, cafe, restaurants, school, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast. House well located in the village, with about 155 m2 of living space...

### At a Glance

**Reference** MFH-LFR-LAM249900E

**Bed** 3

**Near to** Laurens

**Bath** 2

**Pool** No

**Price** €238,000

**Land Tax** N/A

### Property Description

Village with all shops, cafe, restaurants, school, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast.

House well located in the village, with about 155 m2 of living space including 2/3 bedrooms and 2

bathrooms plus a large sunny terrace of 35 m2 with nice views, a former stable that could be converted and a garage of 40 m2. Charm and character.

Ground = Entrance hall of 10 m2 + vestibule of 5.3 m2 + former stable of 28 m2 + garage of 40 m2.

1st = Lounge of 30 m2 with fireplace + equipped kitchen of 11 m2 (upper and lower units, extractor, cooker, dishwasher, fridge) + dining room of 15.3 m2 + wc with handbasin + bedroom of 16 m2 en suite with bathroom of 5.5 m2 (shower, washbasin and wc) + study/single bedroom of 8 m2.

2nd = Lounge of 30 m2 with kitchen corner (work surface and sink) with access to a terrace of 35 m2 + bedroom of 20 m2 + bathroom of 8 m2 (shower, washbasin and wc).

Sundry = Electrical heaters + annual land tax of about 800 € + estimated amount of annual energy consumption for standard use: between 2433 € and 3291 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + no work to foresee + possibility to negotiate the furniture.

Price = 238.000 € (Charming home)

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 : 42074

Property Size: 155 m2

Property Lot Size: 127 m2

Bedrooms: 3

Bathrooms: 2

Reference: LAM249900E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

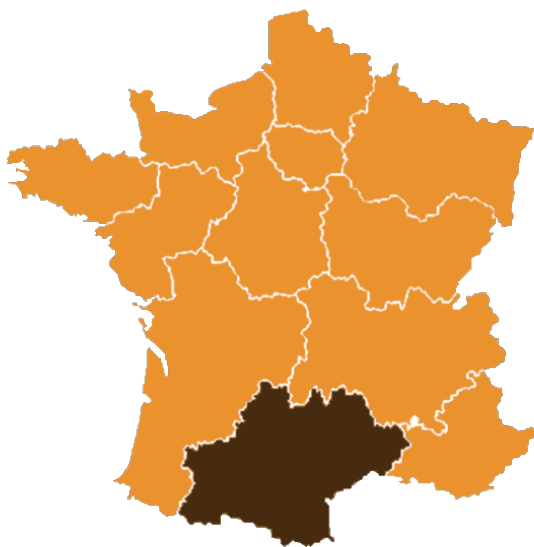
Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€238,000

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

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