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## Superb Renovated Winegrower Property With 185 M2 Living Space On A Beautifully...

**Murviel Les Beziers , Hérault , Occitanie**



# €609,000

inc. of agency fees

5 Beds

3 Baths

Village Circulade with all shops, cafe and school, 15 minutes from Beziers, 25 minutes from the coast and 20 minutes from A9 and A75 motorways. Superb renovated winegrower home with 185 m2 living space...

### At a Glance

**Reference** MFH-LFR-SAM664000E

**Bed** 5

**Near to** Murviel Les Beziers

**Bath** 3

**Pool** Yes

**Price** €609,000

**Land Tax** N/A

### Property Description

Village Circulade with all shops, cafe and school, 15 minutes from Beziers, 25 minutes from the coast and 20 minutes from A9 and A75 motorways.

Superb renovated winegrower home with 185 m2 living space including 5 bedrooms and 3 bathrooms, a superb living room/kitchen of 63 m2 and on a beautifully landscaped plot of 570 m2 with pool. Nice terrace with views. The home is spotless. A must see! Sold furnished !

Ground = Living room/equipped kitchen of 63 m2 (upper and lower units, electric oven, hob, extractor, fridge, dishwasher) + wc with hand basin + pantry.

1st = Hall of 8 m2 + lounge of 22 m2 with insert fireplace + wc with handbasin + bedroom of 10 m2 with access to the terrace + en suite bedroom of 12 m2 with access to the terrace and washroom of 3.5 m2 (shower, washbasin and wc).

2nd = Hall of 5 m2 + 2 bedrooms of 16 m2 with dressing area and 11 m2 + en suite bedroom of 16.3 m2 with washroom of 3.4 m2 (shower, washbasin and wc) + bathroom of 11 m2 (washbasin, wc, bath and shower).

Exterior = Nicely landscaped garden with pool 10×5 m (salt, automatic PH regulation) + covered terrace + pool and storage house + private parking space on the side of the house.

Extras = Reversible air conditioning + annual land tax of about 1600 € + estimated amount of annual energy consumption for standard use: between 1555 € and 2103 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + new roof/plumbing/electricity + possibility of rentals (about 2300 €/week).

Price = 609.000 € (Exquisite property !)

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 : 48955

Property Size: 185 m2

Property Lot Size: 570 m2

Bedrooms: 5

Bathrooms: 3

Reference: SAM664000E

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€609,000

## Key Information

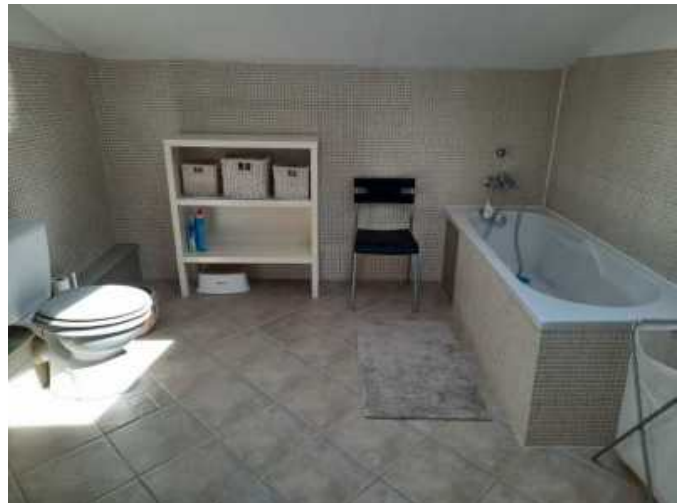
Property Features:

- Courtyard
- Swimming Pool? Yes

## 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.

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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**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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