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## Comfortable 85 M2 Village House With Large 40 M2 Terrace, 60 M2 Small...

**Bedarieux** , **Herault** , **Occitanie**



# €145,000

**inc. of agency fees**

2 Beds

1 Baths

Nice little town in the Orb valley, primary and secondary schools, cafes, restaurants, supermarkets, 30 minutes from Beziers, 10 minutes from Lac du Salagou...

### At a Glance

**Reference** MFH-LFR-B145000E

**Near to** Bedarieux

**Price** €145,000

**Bed** 2

**Bath** 1

**Land Tax** N/A

**Pool** No

### Property Description

Nice little town in the Orb valley, primary and secondary schools, cafes, restaurants, supermarkets, 30 minutes from Beziers, 10 minutes from Lac du Salagou and 45 minutes from the beaches.

Town house in need of refurbishment (probably part of an old textile factory) with 85 m<sup>2</sup> of living space, including one bedroom plus office and one bedroom for a single bed. Superb 40 m<sup>2</sup> terrace with river views and 60 m<sup>2</sup> small garden plus a fairly large 30 m<sup>2</sup> garage and 60 m<sup>2</sup> workshop. The house is very sound and just needs a little interior refreshment. Sold furnished ! Great location.

Ground floor = 30 m<sup>2</sup> garage + 60 m<sup>2</sup> workshop with former interior "boutique".

1st floor = 4 m<sup>2</sup> hall + 12 m<sup>2</sup> kitchen with access to a 40 m<sup>2</sup> terrace (south-facing) + 11 m<sup>2</sup> living room + 14.5 m<sup>2</sup> dining room.

1st (half floor) = 8 m<sup>2</sup> hall + 12.5 m<sup>2</sup> bedroom + 7 m<sup>2</sup> study which can accommodate a small sofa bed + 8.3 m<sup>2</sup> single bedroom + WC + 4.4 m<sup>2</sup> bathroom (bath, washbasin, bidet).

Exterior = 40 m<sup>2</sup> terrace + 60 m<sup>2</sup> garden/yard.

Miscellaneous = Oil-fired central heating + property tax of about 300 Euros (expect a small increase) + estimated amount of annual energy consumption for standard use: between 2176 Euros and 2944 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + refreshments to be carried out, but the house is very sound !

Price = 145.000 Euros (In the city center with a small garden and a great terrace !)

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 : 70157

Property Size: 85 m2

Property Lot Size: 180 m2

Bedrooms: 2

Bathrooms: 1

Reference: B145000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	1
Price	€145,000

## Key Information

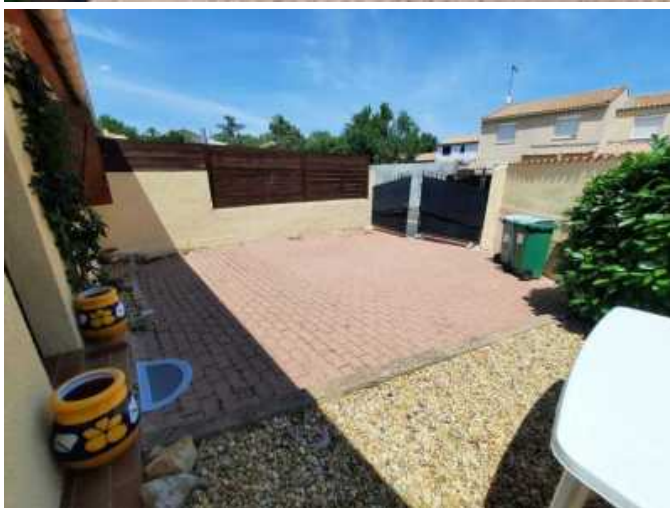
Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery





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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 cooling 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**

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.

**S. and L. BROWN**



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