Click to view MFH-LFR-LB308000E

# Charming Bourgeoise's House To Renovate With 216 M2 Of Living Space, Attic,...

Beziers, Herault, Occitanie



€308,000

inc. of agency fees

4 Beds

1 Baths

Village with all shops (bakery, butcher, supermarkets, schools, bar:) located at 10 minutes from Beziers and 20 minutes from the beach !Charming bourgeoise's house (18th century) to renovate with 216...

### At a Glance

**Reference** MFH-LFR-LB308000E

Near to Beziers

**Price** €308,000

Bed 4

Bath 1

Land Tax N/A

Pool No

## **Property Description**

Village with all shops (bakery, butcher, supermarkets, schools, bar:) located at 10 minutes from Beziers and 20 minutes from the beach!

Charming bourgeoise's house (18th century) to renovate with 216 m2 of living space offering an apartment

already renovated of 60 m2 (2 bedrooms, lounge, kitchen, shower room), 156 m2 to renovate, a convertible attic of 40 m2 plus a large garage of 191 m2 and also a non attached garden of 483 m2. Great project with many possibilities! Right in the center, nearby amenities!

Street = Large garage of 191 m2 (possibility upper level) with old wine tank.

Ground = Entrance of 11.25 m2 with a beautiful stone staircase + kitchen of 28 m2 (sink and marble fireplace) + lounge of 18.32 m2 (old fireplace).

1/2 = Hall of 2 m2.

1st = Hall of 2 m2 + large room of 28.22 m2 with fireplace (french window on balcony) + bedroom of 15.50 m2 (fireplace) and cupboard + apartment of 60 m2 already renovated with a living room of 17.02 m2 + kitchen of 6.33 m2 (lower units, electric oven, sink) + bedroom of 14.50 m2 (balcony) + bedroom of 16 m2 (balcony) + shower room of 5 m2 (italian walk-in shower, basin unit and towel dryer) + WC of 1.07 m2.

1 and 1/2 = Hall of 2 m2.

2nd = Hall of 2 m2 + large room of 28.33 m2 with beautiful original floor + corridor of 3.98 m2 + bedroom of 12.65 m2 and room of 3.98 m2 (all ready to be a shower room) + large convertible attic of 40 m2.

Exterior = At only a few meters from the house, a non attached garden of 483 m<sup>2</sup> (with a well).

Extras = Simple and double glazing + wooden shutters + high ceilings from 3 to 4 meters high + on main sewage + beautiful original features (old floors, fireplace, stone staircase) + non attached garden in a flood zone + only the apartment of 60 m2 has been renovated, all the rest needs to be finished (electricity, plumbing, interior renovations:) + not subject to energy performance diagnostics + roof in a good state + annual land tax of  $1250 \in$ .

Price = 308.000 € (Many possibilities for this project to be finished! Right in the center of village!)

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: 45192 Property Size: 216 m2 Property Lot Size: 755 m2

Bedrooms: 4
Bathrooms: 1

Reference: LB308000E

## **Other Features**

Outside space

Private parking/Garage

Renovation required

Rental Potential

With Land/Garden

## **Summary**

Property type: House Bedrooms: 4

Bathrooms

Price €308,000

1

# **Key Information**

Property Features:

• Outside space

## **Location: Occitanie**





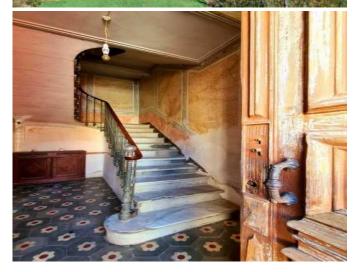
# Gallery















































Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

## **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours 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

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved