



House.com

Murviel Les Beziers, Herault, Occitanie

My French





6 Beds

4 Baths

Lively village with all shops, bars, restaurants, primary and secondary schools, train station, 15 minutes from Beziers, 15 minutes from the A9 and A 75 motorways and 25 minutes from the coast.Detached...

### At a Glance

Reference	MFH-LFR- MM432000EB
Bed	6

Murviel Les Beziers	]
4	]
Yes	
	4

 Price
 €432,000

 Land Tax
 N/A

#### **Property Description**

Lively village with all shops, bars, restaurants, primary and secondary schools, train station, 15 minutes from Beziers, 15 minutes from the A9 and A 75 motorways and 25 minutes from the coast.

Detached stone house formerly built as an annex of the old castle of the village (17th century) and renovated in 2000 and 2018, offering about 340 m2 of living space including 4 large family suites including 4 bathrooms, all rooms facing a lovely south orientated courtyard of 150 m2 with a hot tub. Comfortable all year round with a recent wooden pellet central heating system (2018). Peaceful with character and comfort in the heart of the historical centre of the village!

Ground = Equipped kitchen of 32 m2 (hob, extractor, electric oven, sink, dishwasher) + dining room of 22 m2 + lounge of 28 m2 with access to another courtyard of 13.6 m2 (leading to an independent room of 49 m2 located on top of the lounge).

1st = En suite bedroom of 32 m2 (bath, shower, 2 washbasins, independent wc) + hall + washroom of 7 m2 (shower, washbasin, wc) + room/bedroom of 22 m2 with access to a bedroom of 28 m2 with access to a renovated room of 49 m2 (ideal for an art gallery, workshop, gym, music studio etc:) and access to the small courtyard.

2nd = En suite bedroom of 28 m2 with washroom of 10 m2 (shower, washbasin, wc, storage cupboard) + hall + room/bedroom of 16.5 m2 with access to a shower room of 7.5 m2 (shower, washbasin, wc) and access to a bedroom of 23.3 m2.

Exterior = Courtyard of 150 m2 surrounded by old stone walls that could accept a small plunge pool and with 2 independent accesses + hot tub + beautiful summer kitchen of 11 m2 with stone sink + vine, table grape (muscat) + cellar of 41.5 m2 with a laundry area.

Extras = Pellets central heating (2018) and wood burners + air conditioning in the top bedroom + annual land tax of  $2200 \notin$  + estimated amount of annual energy consumption for standard use: between  $3070 \notin$  and  $4220 \notin$  per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + no work to foresee + super charming !

Price = 432.000 € (Space, character and comfort !)

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 : 45537 Property Size: 340 m2 Property Lot Size: 345 m2 Bedrooms: 6 Bathrooms: 4 Reference: MM432000EB

### **Other Features**

Courtyard Immediately Habitable Outside space Prestige Rental Potential Terrace

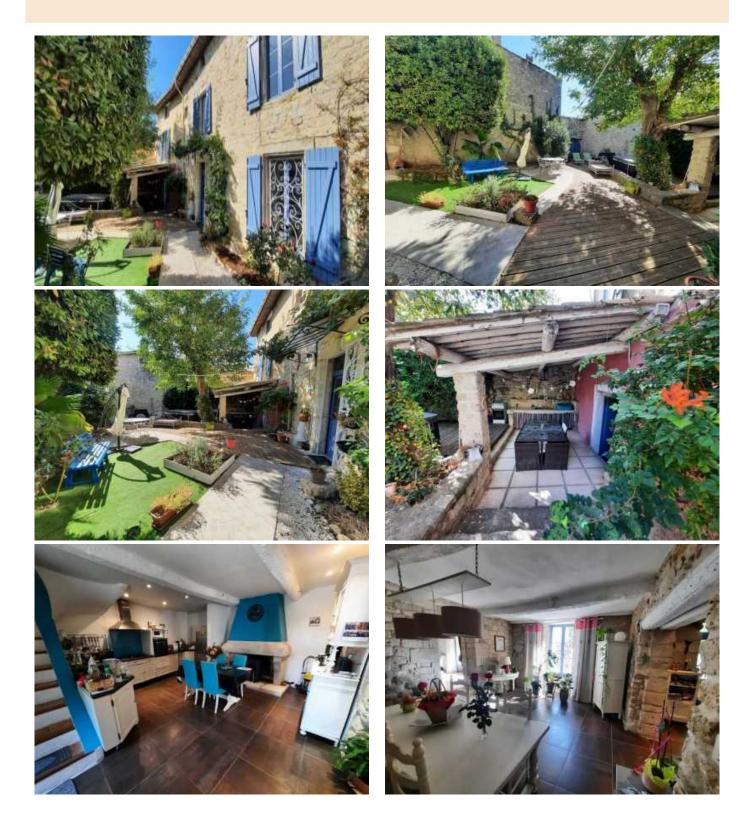
Summary		Key Information
Property type:	Village house	Property Features:
Bedrooms:	6	• Courtyard
Bathrooms	4	Swimming Pool? Yes
Price	€432,000	

# **Location: Occitanie**





# Gallery





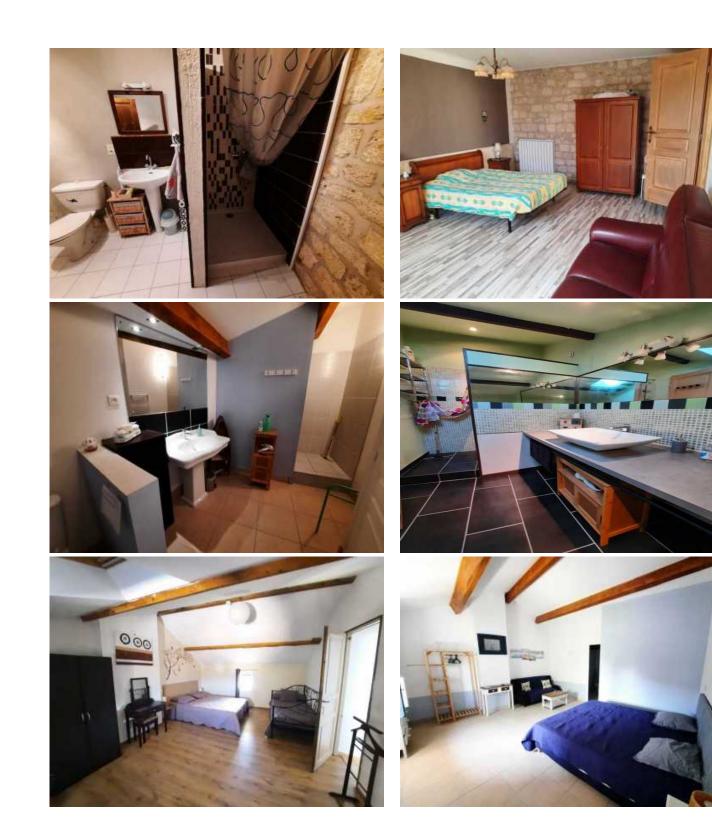














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or email us at **bonjour@my-french-house.com**.

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### **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 myfrench-house.com. They are a committed and professional business – we highly recommend them. S. and L. BROWN



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