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Former Stone Annex Of The 17th Century Castle Of The Village, Fully Renovated...

Murviel Les Beziers , Herault , Occitanie



€432,000
inc. of agency fees

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	Near to	Murviel Les Beziers	Price	€432,000
Bed	6	Bath	4	Land Tax	N/A
		Pool	Yes		

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 € + estimated amount of annual energy consumption for standard use: between 3070 € and 4220 € 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

Property type:	Village house
Bedrooms:	6
Bathrooms	4
Price	€432,000

Key Information

Property Features:	
• Courtyard	
Swimming Pool?	Yes

Location: Occitanie



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