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Large Village House With Commercial Premises, Large Living Area And 4...

Saint Chinian , Herault , Occitanie



€253,800

inc. of agency fees

4 Beds 1 Baths 235 sqm 0.01 ha

Dynamic village with
restaurants, bars, pharmacy,
bakery, schools, supermarkets, a
great market twice a week,;
located at 10 minutes from
Cessenon-sur-Orb,...

At a Glance

Reference	MFH-LFR-SCC275000E	Near to	Saint Chinian	Price	€253,800
Bed	4	Bath	1	Hab.Space	235 sqm
Land	0.01 ha	Pool	No	Land Tax	N/A

Property Description

Dynamic village with restaurants, bars, pharmacy, bakery, schools, supermarkets, a great market twice a week,: located at 10 minutes from Cessenon-sur-Orb, 30 minutes from Beziers and 40 minutes from the beach !

Large village house offering a living space of 235 m² to re-organize entirely, ideal for investors or to create a business. It is composed on 3 levels comprising commercial premises, 3 to 4 bedrooms, a large living room with open kitchen, a washroom, the all right in the heart of center, few meters from the commodities and with a parking nearby !

Ground = Room of 65 m² with large windows and a wood burning stove (which was used as a commercial premises and could possibly be transformed into a garage) + WC of 4.22 m² with wash hand basin + room of 17.70 m² (office).

1st = Beautiful stone staircase leading on a living room of 46 m² (wooden parquet floor and old decorative fireplace) with an open kitchen (lower units, electric hob, sink, hood) + room of 10 m² (bedroom) + room of 11.53 m².

2nd = Large room of 49 m² with kitchen (sink, lower units, gas hob) + room of 10 m² (bedroom) + shower room of 3.60 m² (WC, shower, basin unit, towel dryer).

3rd = Mezzanine with hall of 6 m² + room (bedroom) of 11 m².

Extras = To re-organize entirely + spacious volumes + on main sewage + wood burning stove + estimated amount of annual energy consumption for standard use: between 1943 € and 2629 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + roof is in good condition.

Price = 253.800 € (Ideal investors !)

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 : 51108

Property Size: 235 m2

Property Lot Size: 105 m2

Bedrooms: 4

Bathrooms: 1

Reference: SCC275000E

Other Features

Immediately Habitable

Renovation required

Rental Potential

Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	1
Price	€253,800

Key Information

Internal Area: 235 sqm

Land Area: 0.01 ha

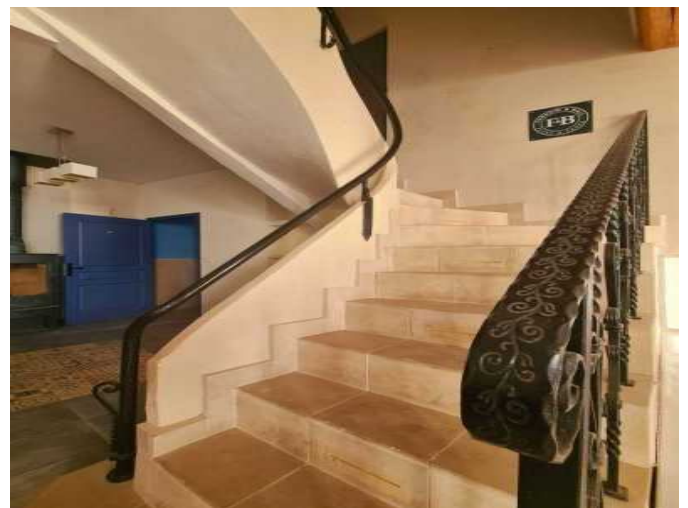
Property Features:

- Immediately Habitable

Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

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S. and L. BROWN



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