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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

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...

#### At a Glance

MFH-LFR-Reference

SCC275000E

**Bed** 

Near to Saint Chinian

Bath 1

Pool No Price €253,800

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 m<sup>2</sup> 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 m<sup>2</sup> + room (bedroom) of 11 m<sup>2</sup>.

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 m<sup>2</sup>

Property Lot Size: 105 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 1

Reference: SCC275000E

**Other Features** 

Immediately Habitable

Latest properties

Renovation required

Rental Potential

## **Summary**

Property type: Village house

Bedrooms: 4
Bathrooms 1

Price €253,800

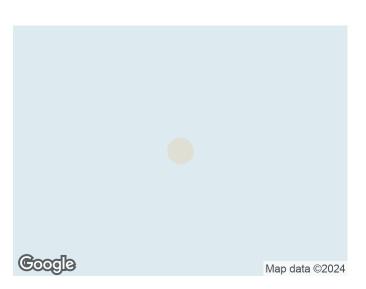
## **Key Information**

Property Features:

• Immediately Habitable

### **Location: Occitanie**





## Gallery





































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#### C. BAUER - Sunday Times

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S. and L. BROWN



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