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## Rare Opportunity Beautiful Property Divided Into 3 Homes, Lovely Courtyard,...

**Murviel Les Beziers , Herault , Occitanie**



# €289,000

inc. of agency fees

6 Beds

6 Baths

Medieval village with all shops and restaurants, cafes, primary and secondary schools, commercial centre, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the coast. Charming village...

### At a Glance

**Reference** MFH-LFR-  
MM324000EC

**Bed** 6

**Near to** Murviel Les Beziers

**Bath** 6

**Pool** No

**Price** €289,000

**Land Tax** N/A

### Property Description

Medieval village with all shops and restaurants, cafes, primary and secondary schools, commercial centre, 15 minutes from Beziers, 25 minutes from the motorway and 25 minutes from the coast.

Charming village house located in a picturesque setting, offering a spacious courtyard of 60 m<sup>2</sup>, divided into three separate apartments: a single storey of 83 m<sup>2</sup>, a duplex of 67 m<sup>2</sup> with terrace and a triplex of 89 m<sup>2</sup> with garage and terrace, each providing a unique blend of character and comfort. This property presents a rare opportunity to acquire not only a home but also a potential investment with rental incomes. Perfect for a tranquil life in a quaint village.

#### Apartment 1 (single storey)

Entrance hall of 10.9 m<sup>2</sup> + equipped kitchen/dining room of 27.4 m<sup>2</sup> + en suite bedroom of 18 m<sup>2</sup> with shower room of 9 m<sup>2</sup> (washbasin, shower, bidet, WC) + en suite bedroom of 12 m<sup>2</sup> with shower room of 6.3 m<sup>2</sup> (washbasin, shower, WC).

#### Apartment 2 (triplex)

Basement = Garage of about 40 m<sup>2</sup>.

Ground = Living room of 37 m<sup>2</sup>.

1st = Hall of 7 m<sup>2</sup> + kitchen of 9.8 m<sup>2</sup> with access to a terrace of 9 m<sup>2</sup> + en suite bedroom of 18 m<sup>2</sup> with washroom of 5.6 m<sup>2</sup> (shower, washbasin, WC).

2nd = En suite bedroom of 10 m<sup>2</sup> with washroom of 4.5 m<sup>2</sup> (shower, washbasin, WC).

#### Apartment 3 (duplex on the 1st floor)

1st = Hall of 7 m<sup>2</sup> + kitchen of 9.8 m<sup>2</sup> with access to terrace of 10.4 m<sup>2</sup> + bedroom of 18 m<sup>2</sup> en suite with shower room of 5.6 m<sup>2</sup> (shower, lavabo, wc).

2nd = En suite bedroom of 10 m<sup>2</sup> with washroom of 4.5 m<sup>2</sup> (shower, washbasin, WC).

Extras = Renovation fully done in 2014 + roof in good condition + electric heating + estimated amount of annual energy consumption for standard use: between 1103 € and 1493 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1316 € + lots of character + communal courtyard of 60 m<sup>2</sup>.

Price = 289.000 € (Interesting investment with rental income !)

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](http://georisques.gouv.fr)

Property Id : 45636

Property Size: 239 m<sup>2</sup>

Property Lot Size: 237 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 6

Reference: MM324000EC

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

## Summary

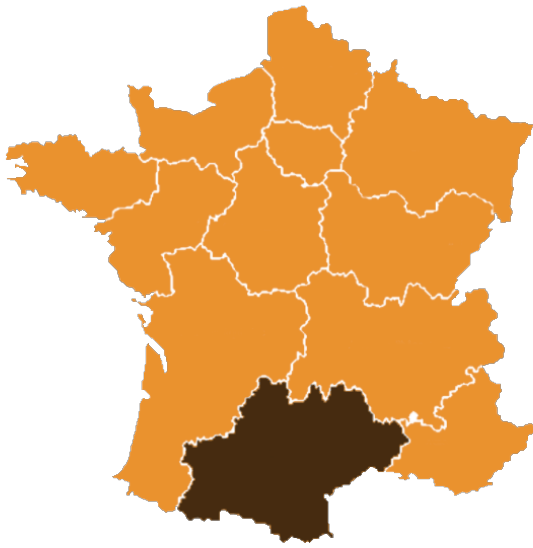
Property type:	House
Bedrooms:	6
Bathrooms	6
Price	€289,000

## Key Information

Property Features:

- Courtyard

## Location: Occitanie



## Gallery











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**C. BAUER – Sunday Times**

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