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Pleasant Character House With 3 Bedrooms On A 705 M2 Plot With Pool And...

Olonzac , **Herault** , **Occitanie**



€299,160

inc. of agency fees

3 Beds

2 Baths

Pleasant village on the Minervois side with a bar, grocery, small restaurant, bread shop, food trucks and a weekly market, at only 5 minutes from Olonzac, 15 minutes from Bize-Minervois and 45 minutes...

At a Glance

Reference MFH-LFR-O299160E

Near to Olonzac

Price €299,160

Bed 3

Bath 2

Land Tax N/A

Pool Yes

Property Description

Pleasant village on the Minervois side with a bar, grocery, small restaurant, bread shop, food trucks and a weekly market, at only 5 minutes from Olonzac, 15 minutes from Bize-Minervois and 45 minutes from Narbonne-plage (the beach) !

Pleasant character house offering a living space of 95 m2, comprising 2 to 3 bedrooms, 2 shower rooms, a lounge/dining, a separate kitchen, on a 705 m2 land with above ground pool, quiet location !

Ground = Exterior shower/laundry room (recently renovated) of 7.79 m2 (shower, towel dryer, basin unit, laundry area) + entrance on living room of 25 m2 with pellet burning stove (beautiful exposed stone walls) + WC of 1.10 m2 + lounge/office (or extra bedroom) of 14.75 m2 + separate kitchen of 15.96 m2 (lower unit, electric oven, hood, gas hob).

1st = Hall of 3 m2 + bedroom of 12.33 m2 (french window on terrace) + shower room of 4.36 m2 (bath, basin unit, WC, towel dryer) + bedroom of 10.30 m2 (cupboard).

Exterior = Land of 705 m2 with above ground pool (6x4m, chlory) surrounded by wooden terrace + a part is still constructible at the back of the garden + terrace of 15 m2 + covered terrace in front of the house.

Extras = Quiet place + pellet stove + tiled floor + double glazing + estimated amount of annual energy consumption for standard use: between 900 € and 1260 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + shutters on the 1st + roof in good condition + fiber + parking space inside or in front + annual land tax around 600 € + house available 6 months after the signing of a preliminary contract.

Price = 299.160 € (Pleasant ! Cosy !)

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 : 46290

Property Size: 95 m2

Property Lot Size: 705 m2

Bedrooms: 3

Bathrooms: 2

Reference: O299160E

Other Features

Courtyard

Immediately Habitable

Outside space

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€299,160

Key Information

Property Features:	
• Courtyard	
Swimming Pool?	Yes

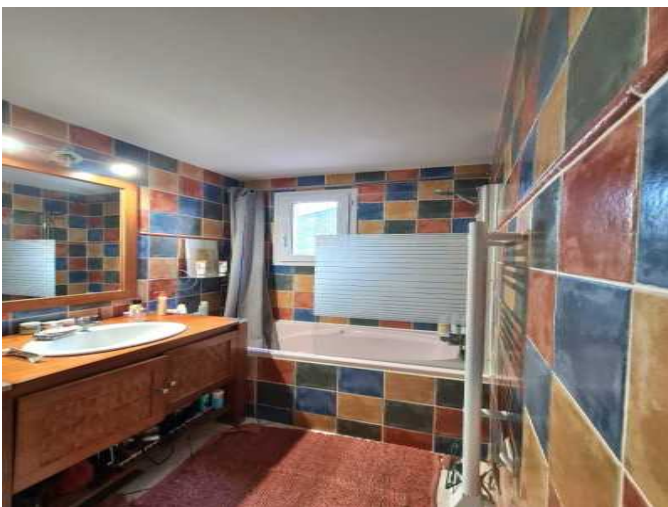
Location: Occitanie



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