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## Pretty Village House Offering 85 M2 Of Living Space With Small Garden/courtyard...

Laurens , Herault , Occitanie



**€125,000**

inc. of agency fees

2 Beds

2 Baths

Village with all shops, cafe,  
school, restaurants, 20 minutes  
from Beziers, 20 minutes from  
Bedarieux and 30 minutes from  
the coast. Very nice village...

### At a Glance

**Reference** MFH-LFR-  
LMF162000E

**Bed** 2

**Near to** Laurens

**Bath** 2

**Pool** No

**Price** €125,000

**Land Tax** N/A

### Property Description

Village with all shops, cafe, school, restaurants, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast.

Very nice village house with small garden/courtyard and 2 terraces, offering about 85 m<sup>2</sup> of living space including 2 bedrooms and 2 bathrooms. No work to foresee. The home is located at walking distance from the centre of the village and all its shops.

Ground/basement = Cellar of about 70 m<sup>2</sup> with vaulted arches.

1st = Living room/equipped kitchen of 24 m<sup>2</sup> (equipped kitchen being fitted with upper and lower units, hob, oven, sink) + lounge of 20.4 m<sup>2</sup> with access to a terrace of 10 m<sup>2</sup> + WC + corridor of 7.2 m<sup>2</sup> + bedroom of 12 m<sup>2</sup> + bathroom of 5 m<sup>2</sup> (bath, washbasin, WC) + en suite bedroom of 10.5 m<sup>2</sup> with washroom of 5 m<sup>2</sup> (shower, WC, washbasin).

Exterior = Small garden/courtyard of about 30 m<sup>2</sup> + terrace of 10 m<sup>2</sup> and 12 m<sup>2</sup> (one under the other).

Extra = Annual land tax not known as separation of 2 houses but expect around 700 Euros + single glazing in good condition + not subject to energy performance diagnostics.

Price = 125.000 Euros (Very cosy property !)

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 : 68817

Property Size: 85 m<sup>2</sup>

Property Lot Size: 170 m2

Bedrooms: 2

Bathrooms: 2

Reference: LMF162000E

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€125,000

## Key Information

Property Features:

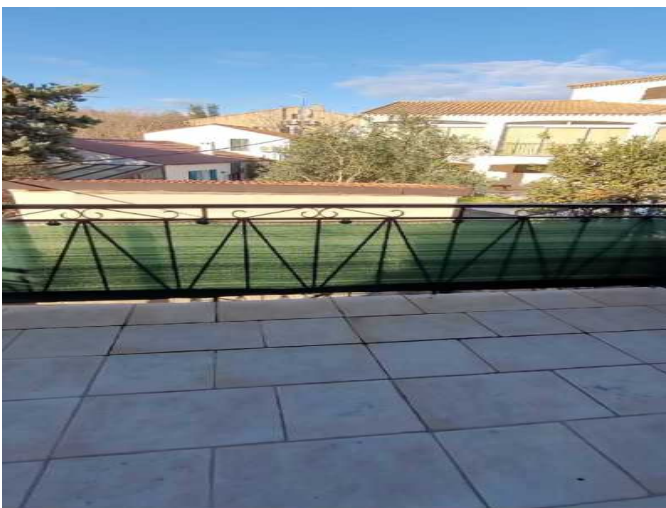
- Courtyard

## Location: Occitanie





## Gallery







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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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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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