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Pretty Character Stone House, Fully Furnished, With 100 M2 Of Living Space...

Laurens , Herault , Occitanie



€159,000
inc. of agency fees

3 Beds

2 Baths

Nice village with all shops, bakery, grocery, cafe/restaurant, beauty shop, 20 minutes from Beziers, and 25 minutes from the coast. Pretty stone village house with character, offering 100 m2 of living...

At a Glance

Reference MFH-LFR-ALS162000E

Bed 3

Near to Laurens

Bath 2

Pool No

Price €159,000

Land Tax N/A

Property Description

Nice village with all shops, bakery, grocery, cafe/restaurant, beauty shop, 20 minutes from Beziers, and 25 minutes from the coast.

Pretty stone village house with character, offering 100 m2 of living space including 3 bedrooms and 2 bathrooms, and with a nice courtyard of 30 m2. It is well located in the centre of the village, steps away from the shops. No work to foresee and sold fully furnished !

Ground = Lounge/living room of 25 m2 + equipped kitchen of 14 m2 (upper and lower elements, electrical oven, sink, ceramic hob, extractor fan) with a laundry enclosed area.

1st = Hall and corridor of 14 m2 + 2 bedrooms of 9 m2 and 12 m2 + bathroom of 4 m2 (WC, washbasin, bath).

2nd = Hall + bedroom of 12 m2 en suite with a washroom of 3 m2 (shower, washbasin, WC) and with dressing room of 2 m2.

Exterior = Lovely courtyard of about 30 m2 with a small covered area.

Sundry = Electrical heating + plumbing and electricity in very good condition (house fully renovated in 2007) + lots of character (exposed walls and beams, original tiling:) + estimated amount of annual energy consumption for standard use: between 2045 € and 2767 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 498 €.

Price = 159.000 € (Super charming !)

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 : 48921

Property Size: 100 m2

Property Lot Size: 90 m2

Bedrooms: 3

Bathrooms: 2

Reference: ALS162000E

Other Features

Courtyard

Immediately Habitable

Outside space

Terrace

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€159,000

Key Information

- Property Features:
- Courtyard

Location: Occitanie



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S. and L. BROWN



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