

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

House.com

My French

Laurens, Herault, Occitanie





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

#### At a Glance

Reference	MFH-LFR- ALS162000E
Bed	3

Near to	Laurens
Bath	2
Pool	No

 Price
 €159,000

 Land Tax
 N/A

100 m2 of living...

#### **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  $\in$  and 2767  $\in$  per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 498  $\in$ .

Price =  $159.000 \in (\text{Super charming !})$ 

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

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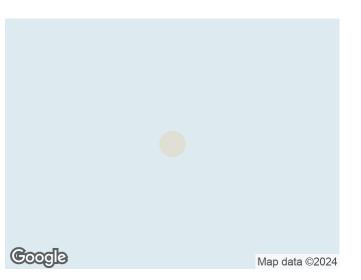
House 3 2 €159,000

# **Key Information**

- Property Features: Courtyard
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# **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). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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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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