



**Furnished Apartment Among 12 Other
Small Stone Residences In A
Landscaped Park With Pools.,**

€250,000

Ref: AP254000E

34120, Hérault, Occitanie

* 1 Bed * 1 Bath

Located 2.5 kilometres from a lovely village with all shops, cafes/restaurants, 20 minutes from Beziers, 5 minutes from Pezenas and 25 minutes from the coast. Annexe of a former priory, converted into a furnished apartment of 66,5 m2 (loi carrez) + 43 m2 (loi non carrez) with one bedroom and an equipped kitchen. The whole landscaped park (9645 m2) of the priory and the 2 swimming pools are in coproperty between the owners of each cottage. Private terrace of 20.5 m2. Excellent rental income! Superb setting! Rare. Ground = Living room/equipped kitchen de 41 m2 + mezzanine of 5 m2 + storage room of 10 m2 + chambre of 30 m2 + bathroom of 4 m2 (bath and washbasin) + wc. Exterior = Landscaped park all around the property with table tennis and 2 pools (one heated, one with a children mini pool) + the property is located on the bank of a small lovely stream. Sundry = Electrical heating + annual land tax of about 550 € + new plumbing and electricity + peaceful location in the heart of

- Terrace

Property Description

Located 2.5 kilometres from a lovely village with all shops, cafes/restaurants, 20 minutes from Beziers, 5 minutes from Pezenas and 25 minutes from the coast. Annexe of a former priory, converted into a furnished apartment of 66,5 m² (loi carrez) + 43 m² (loi non carrez) with one bedroom and an equipped kitchen. The whole landscaped park (9645 m²) of the priory and the 2 swimming pools are in coproperty between the owners of each cottage. Private terrace of 20.5 m². Excellent rental income! Superb setting! Rare. Ground = Living room/equipped kitchen de 41 m² + mezzanine of 5 m² + storage room of 10 m² + chambre of 30 m² + bathroom of 4 m² (bath and washbasin) + wc. Exterior = Landscaped park all around the property with table tennis and 2 pools (one heated, one with a children mini pool) + the property is located on the bank of a small lovely stream. Sundry = Electrical heating + annual land tax of about 550 € + new plumbing and electricity + peaceful location in the heart of the vineyards + coproperty charges of about 1200 €/year (maintenance of garden/pool etc..) + apartment rented 550 €/760 €/950€/1050€ in low/mid/high/very high season (possibility to keep the same rental company) + borehole (free water plus town water + septic tank + internet connexion + pets forbidden. Price = 236.250 € not negotiable 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. Property Id : 28952 Price: 236,250 € Bedrooms: 1 Bathrooms: 1 Reference: AP254000E Other Features Courtyard Immediately Habitable Latest properties Near the coast Outside space Prestige Private parking/Garage Renovation required Rental Potential Swimming Pool Terrace With Land/Garden



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