



Stone Village House With 70 M2 Of Living Space, Studio Of 25 M2, Terrace And Small Garden.,

34600, Occitanie

* 3 Beds * 2 Baths

Village with all shops 15 minutes north of Bedarieux, 50 minutes from Beziers and 10 minutes from Lunas.

- Immediately Habitable Latest properties Outside space Rental Potential Terrace With Land/Garden Terrace

€129,000

Ref: BBB176000E

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French Entrée 

Property Description

Village with all shops 15 minutes north of Bedarieux, 50 minutes from Beziers and 10 minutes from Lunas. Stone village house to refresh with 70 m² of living space plus a fully renovated duplex studio of 25 m² (regularly rented as Air BnB), with also a terrace of 8 m² and a small garden of 14 m². Attractive small project in a quiet street.

Ground = 3 cellars of 10 m², 15 m² and 13 m². 1st = Entrance through a terrace of 8 m² + living room of 20.4 m² + non equipped kitchen of 12 m² + bedroom of 10.5 m². 2nd = Bedroom of 13 m² with access to another bedroom of 10.8 m² + washroom of 2.6 m² (shower, washbasin and wc).

Studio Ground = Washroom of 4.8 m² (shower, washbasin and wc).

1st = Living room of 17 m² + mezzanine for sleeping of 8 m².

Exterior = Terrace of 8 m² + small garden in front of the house of 14 m².

Extras = Electric heating + anual land tax of 700 € + rental annual income of the studio 6000 € (2021).

Price = 176.000 € (Small and easy project) 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 : 31511 Price: 176,000 € Bedrooms: 3 Bathrooms: 2 Reference: BBB176000E Other Features Immediately Habitable Latest properties Outside space Rental Potential Terrace With Land/Garden



