



Nice Village House With 82 M2 Of Living Space, Cellar Of 50 M2, Roof Terrace And Attic.,

34490, Hérault, Occitanie

* 3 Beds * 2 Baths

€159,000

Ref: CMC189000E

Village with all shops, 10 minutes from Beziers, 25 minutes from the beac and 10 minutes from the Orb river. Large village house with 82 m2 of living space including 3 bedrooms and 2 bathrooms, plus a cellar of 50 m2, an attic (that could be converted into a summer kitchen) of 26 m2 with access to a roof terrace of 15 m2. Well located in the medieval part of the village. Sold furnished. Basement = 2 cellars of 22 m2 and 35 m2. Ground = Living room/kitchen of 16 m2 (cupboards, sink, electrical oven, gas hob, fridge) + hall of 5.2 m2 + lounge of 17 m2 with fireplace + bathroom of 4 m2 (washbasin, bath and WC). 1st = Hall of 3.7 m2 + 2 bedrooms of 10 m2 and 9 m2 + en suite bedroom of 13 m2 en suite with washroom of 3.6 m2 (shower, washbasin and WC). 2nd = Attic to convert of 26 m2 with kitchen area (work surface and gas hob) and access to a terrace of 15 m2 (possibility to install a decking to have the views). Extras = Annual land tax of 638 € + house in excellent condition. Pr

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Property Description

Village with all shops, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Large village house with 82 m² of living space including 3 bedrooms and 2 bathrooms, plus a cellar of 50 m², an attic (that could be converted into a summer kitchen) of 26 m² with access to a roof terrace of 15 m². Well located in the medieval part of the village. Sold furnished. Basement = 2 cellars of 22 m² and 35 m². Ground = Living room/kitchen of 16 m² (cupboards, sink, electrical oven, gas hob, fridge) + hall of 5.2 m² + lounge of 17 m² with fireplace + bathroom of 4 m² (washbasin, bath and WC). 1st = Hall of 3.7 m² + 2 bedrooms of 10 m² and 9 m² + en suite bedroom of 13 m² en suite with washroom of 3.6 m² (shower, washbasin and WC). 2nd = Attic to convert of 26 m² with kitchen area (work surface and gas hob) and access to a terrace of 15 m² (possibility to install a decking to have the views). Extras = Annual land tax of 638 € + house in excellent condition. Price = 189,000 € (Ready to move in) 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 : 36069 Price: 189,000 € Bedrooms: 3 Bathrooms: 2 Reference: CMC189000E Other Features Immediately Habitable Latest properties Outside space Terrace

