



Comfortable And Cosy Village House With 130 M2 Of Living Space With 2 Roof Terraces.,

34480, Hérault, Occitanie

* 3 Beds * 3 Baths

€158,760

Ref: ALF177000E

Nice village with all shops, bar, restaurant and school, 20 minutes from Beziers, and 25 minutes from the coast. Comfortable and cosy 2 faces village house, offering about 130 m2 of living space including 3 bedrooms and 3 bathrooms, plus 2 roof terraces of 7.3 m2 and 12 m2. Ground = Entrance onto an equipped kitchen of 24.3 m2 (cooker, extractor, sink dishwasher, fridge and freezer) + lounge of 19 m2 + washroom of 3.8 m2 (shower, washbasin and WC) + pantry of 3.7 m2. 1st = Hall of 3 m2 + bedroom of 15 m2 with access to an office of 5.6 m2 and dressing room of 2.6 m2 + bathroom of 7.6 m2 (bath, shower, washbasin and WC) + bedroom of 10.8 m2 . 2nd = Hall of 1 m2 + room/bedroom of 11.7 m2 with access to a terrace of 7.3 m2 + e suite bedroom of 16.5 m2 en suite with washroom of 3.4 m2 (shower, washbasin and WC) and access to a terrace of 12 m2. Extras = Electric heating + sound home + nice private terrace + estimated amount of annual energy consumption for standard use: 1578 € p

- Immediately Habitable Latest properties Outside space Rental Potential Terrace Terrace

Property Description

Nice village with all shops, bar, restaurant and school, 20 minutes from Beziers, and 25 minutes from the coast. Comfortable and cosy 2 faces village house, offering about 130 m² of living space including 3 bedrooms and 3 bathrooms, plus 2 roof terraces of 7.3 m² and 12 m². Ground = Entrance onto an equipped kitchen of 24.3 m² (cooker, extractor, sink dishwasher, fridge and freezer) + lounge of 19 m² + washroom of 3.8 m² (shower, washbasin and WC) + pantry of 3.7 m². 1st = Hall of 3 m² + bedroom of 15 m² with access to an office of 5.6 m² and dressing room of 2.6 m² + bathroom of 7.6 m² (bath, shower, washbasin and WC) + bedroom of 10.8 m². 2nd = Hall of 1 m² + room/bedroom of 11.7 m² with access to a terrace of 7.3 m² + e suite bedroom of 16.5 m² en suite with washroom of 3.4 m² (shower, washbasin and WC) and access to a terrace of 12 m². Extras = Electric heating + sound home + nice private terrace + estimated amount of annual energy consumption for standard use: 1578 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + annual land of about 900 €. Price = 177.000 € (Nice village house with terrace !) 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 : 37882 Price: 177,000 € Bedrooms: 3 Bathrooms: 3 Reference: ALF177000E Other Features Immediately Habitable Latest properties Outside space Rental Potential Terrace

