



Very Pretty Country House With 145 M2 Of Living Space On 1255 M2 Of Land With Pool And 7400 M2 Of Non Attached Woods And Land.,

€399,900

Ref: FO432000E

34390, Herault, Occitanie

* 5 Beds * 3 Baths

Lovely hamlet with no shop, 5 minutes drive from a small village with one shop, located 7 minutes drive from Olargues, 15 minutes from Mons la Trivalle, 30 minutes from Bedarieux, and an hour from Beziers. Super pretty country house with 145 m2 of living space on 1255 m2 of land (including a sloping part to the river) offering 5 bedrooms and 3 bathrooms plus a small ruin of 30 m2, jaccuzzi and pool. Sold fully furnished. Superb peaceful location. The house is sold with 7400 m2 of non attached woods and land. Ground = Cellar of about 30 m2 + entrance hall of 8 m2 + lounge of 25 m2 + kitchen of 15 m2 (oven, gas hob, lower units, dishwasher, fridge, sink, extractor) leading to a small terrace + hall of 5 m2 + WC + bathroom of 5 m2 (bidet, bath and washbasin) + 3 bedrooms of 10 m2, 10 m2 and 11 m2. 1st = Hall of 1.5 m2 + office bedroom of 15 m2 leading to an en suite bedroom of 20 m2 (shower, WC and washbasin) + en suite bedroom of 20 m2 (shower and washbasin). Exterior = Nice garden b

- Immediately Habitable Latest properties Outside space Private parking/Garage Rental Potential Swimming Pool With Land/Garden Terrace

Property Description

Lovely hamlet with no shop, 5 minutes drive from a small village with one shop, located 7 minutes drive from Olargues, 15 minutes from Mons la Trivalle, 30 minutes from Bedarieux, and an hour from Beziers. Super pretty country house with 145 m² of living space on 1255 m² of land (including a sloping part to the river) offering 5 bedrooms and 3 bathrooms plus a small ruin of 30 m², jacuzzi and pool. Sold fully furnished. Superb peaceful location. The house is sold with 7400 m² of non attached woods and land. Ground = Cellar of about 30 m² + entrance hall of 8 m² + lounge of 25 m² + kitchen of 15 m² (oven, gas hob, lower units, dishwasher, fridge, sink, extractor) leading to a small terrace + hall of 5 m² + WC + bathroom of 5 m² (bidet, bath and washbasin) + 3 bedrooms of 10 m², 10 m² and 11 m². 1st = Hall of 1.5 m² + office bedroom of 15 m² leading to an en suite bedroom of 20 m² (shower, WC and washbasin) + en suite bedroom of 20 m² (shower and washbasin). Exterior = Nice garden behind the house with pool and garden on the side of the property (sloping to the river) + jacuzzi in a lovely courtyard + 2 small ruins of 30 m² in front of the house and 15 m² in front and on the side of the house + non attached wood and land of 7400 m². Extras = Wood burner and oil central heating + annual land tax of about 455 €. Price = 432.000 € (Top location !) 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 : 40035 Price: 432,000 € Bedrooms: 5 Bathrooms: 3 Reference: FO432000E Other Features Immediately Habitable Latest properties Outside space Private parking/Garage Rental Potential Swimming Pool With Land/Garden



