



Village House To Refresh With 73 M2 Of Living Space, Terrace And Cellars/workshops.,

34480, Hérault, Occitanie

* 2 Beds * 2 Baths

€140,400

Ref: LAM140400E

Village with all shops, cafe, restaurants, school, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast. Village house to refresh with 73 m2 living space including 2 bedrooms and 2 bathrooms and with a terrace of 20 m2 directly accessible from the living room, plus 2 workshops of 20 m2 each. Nice views onto the village square. Ground = Entrance hall of 2 m2 + 2 cellars/workshops of 20 m2 each. 1st = Non equipped kitchen of 14 m2 (sink and cupboard) + WC+ living room of 25 m2 with access to a terrace of 20 m2 with barbecue. 2nd = Hall of 1.5 m2 + bedroom of 10 m2 with shower room of 2 m2 (shower, handbasin and WC) + bedroom of 12.6 m2 with washroom of 7 m2 (shower, washbasin and WC). Sundry = Electrical heaters + annual land tax of 525 € + some cosmetics to foresee + some work will be performed before the sale or negotiated according to quotes (replacement of a beam, waterproofing under a window:) Price = 140.400 € (In the heart of the village)

- Courtyard Immediately Habitable Latest properties Near the coast Outside space Prestige Private parking/Garage Renovation required Rental Potential Swimming Pool Terrace

Property Description

Village with all shops, cafe, restaurants, school, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast. Village house to refresh with 73 m2 living space including 2 bedrooms and 2 bathrooms and with a terrace of 20 m2 directly accessible from the living room, plus 2 workshops of 20 m2 each. Nice views onto the village square. Ground = Entrance hall of 2 m2 + 2 cellars/workshops of 20 m2 each. 1st = Non equipped kitchen of 14 m2 (sink and cupboard) + WC+ living room of 25 m2 with access to a terrace of 20 m2 with barbecue. 2nd = Hall of 1.5 m2 + bedroom of 10 m2 with shower room of 2 m2 (shower, handbasin and WC) + bedroom of 12.6 m2 with washroom of 7 m2 (shower, washbasin and WC). Sundry = Electrical heaters + annual land tax of 525 € + some cosmetics to foresee + some work will be performed before the sale or negotiated according to quotes (replacement of a beam, waterproofing under a window:.) Price = 140.400 € (In the heart of the village !) 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 : 43539 Bedrooms: 2 Bathrooms: 2 Reference: LAM140400E 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

