

## Village House With Terrace, Courtyard, Just 15 Minutes From Beziers And Sold Furnished.,

34490, Hérault, Occitanie

\* 3 Beds \* 1 Bath

€139,000

Ref: CM156600E

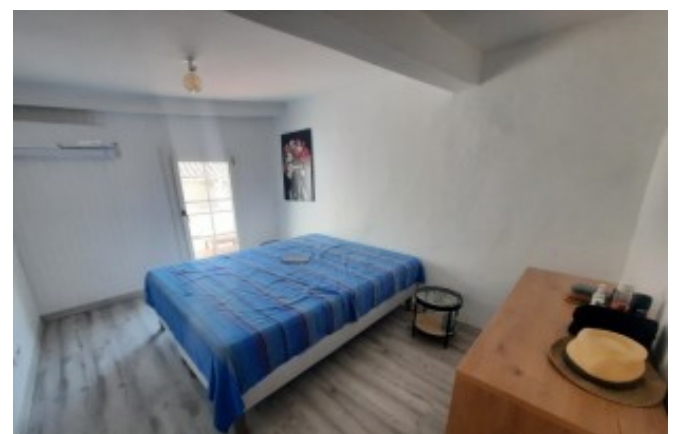
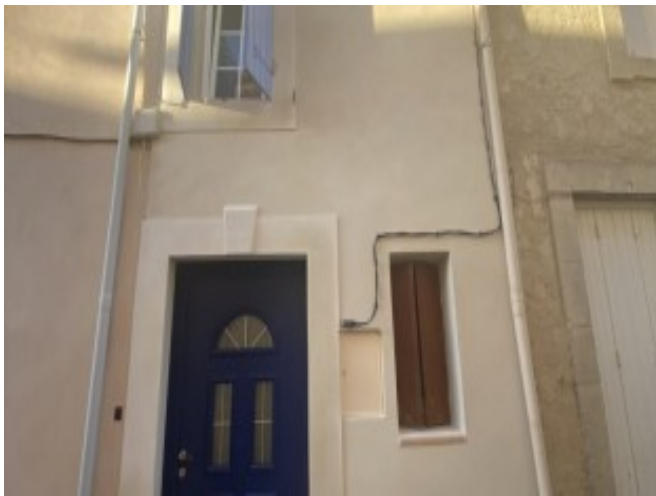
Village with with all shops, cafes and restaurants, schools, 15 minutes from Beziers, 10 minutes from the Orb river, 20 minutes from the beach and 10 minutes from the Canal du Midi. Very pretty village house with 75 m2 of living space including 2/3 bedrooms, a courtyard of 16 m2 and a terrace of 6 m2. In excellent condition, no work to foresee and in a quiet small street of the centre of the village. Parking area nearby and sold fully furnished ! Ground = Entrance onto an equipped kitchen of 12 m2 (fixed elements, cooker, dishwasher, washing machine, fridge and sink) + dining room of 10 m2 with access to a courtyard of 16 m2 + washroom of 3 m2 (WC, shower and washbasin). 1st = Lounge of 12 m2 with WC + bedroom of 11 m2 with access to a terrace of 6 m2. 2nd = Attic room of 11.7 m2 + attic bedroom of 12.8 m2. Extras = Reversible air conditioning and electric heating + plumbing, roof and electricity in good condition + estimated amount of annual energy consumption for standard use: b

- Courtyard Immediately Habitable Latest properties Outside space Rental Potential Terrace Terrace



## Property Description

Village with all shops, cafes and restaurants, schools, 15 minutes from Beziers, 10 minutes from the Orb river, 20 minutes from the beach and 10 minutes from the Canal du Midi. Very pretty village house with 75 m<sup>2</sup> of living space including 2/3 bedrooms, a courtyard of 16 m<sup>2</sup> and a terrace of 6 m<sup>2</sup>. In excellent condition, no work to foresee and in a quiet small street of the centre of the village. Parking area nearby and sold fully furnished ! Ground = Entrance onto an equipped kitchen of 12 m<sup>2</sup> (fixed elements, cooker, dishwasher, washing machine, fridge and sink) + dining room of 10 m<sup>2</sup> with access to a courtyard of 16 m<sup>2</sup> + washroom of 3 m<sup>2</sup> (WC, shower and washbasin). 1st = Lounge of 12 m<sup>2</sup> with WC + bedroom of 11 m<sup>2</sup> with access to a terrace of 6 m<sup>2</sup>. 2nd = Attic room of 11.7 m<sup>2</sup> + attic bedroom of 12.8 m<sup>2</sup>. Extras = Reversible air conditioning and electric heating + plumbing, roof and electricity in good condition + estimated amount of annual energy consumption for standard use: between 544 € and 736 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 400 € + sold furnished ! Price = 139.000 € (Comfortable and cosy!) 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](http://georisques.gouv.fr) Property Id : 48303 Property Size: 75 m<sup>2</sup> Property Lot Size: 61 m<sup>2</sup> Bedrooms: 3 Bathrooms: 1 Reference: CM156600E Other Features Courtyard Immediately Habitable Latest properties Outside space Rental Potential Terrace



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**French Entrée** 