



Large Winegrower Home With Garage, Courtyard And Terrace



Στοιχεία μεσίτη

Όνομα:	David Evans
Όνομα εταιρείας:	Cle France Ltd
Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+44 (1440) 820-358
Languages:	English, French
Site:	https://clefrance.co.uk

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 224,981

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Magalas
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	19/02/2024
Περιγραφή:	

REDUCED in price - Large winegrower home to modernise with 150 m2 living space, including 5 bedrooms and 2 bathrooms, with a terrace of 25 m2, a garage of about 60 m2 and a courtyard of about 20 m2 plus an attic room to convert of about 20 m2. Located in the heart of the village just steps away from all shops. Great potential.

- Location: Nice village with all shops, 15 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast.

- Ground floor: Entrance hall of 10 m2, courtyard of 20 m2, garage of about 60 m2.

- 1st floor: Hall of 10.5 m2, lounge of 11 m2, non equipped kitchen of 15.5 m2, 2 bedrooms of 12 m2 and 16 m2, covered terrace of about 10 m2 with washroom (washbasin, shower, wc).

- 2nd floor: Hall of 8 m2, 3 bedrooms of 14 m2, 14 m2 and 22.5 m2, bathroom of 6.5 m2 (bath, bidet, washbasin), wc, attic room of 20 m2.



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- Exterior: Terrasse of 25 m2, courtyard of about 20 m2.
 - Sundry: Oil central heating, annual land tax of 1400 Euro, well.

Nice home with good potential.

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.

Other Features

Bedrooms: 5

Bathrooms: 2

Courtyard

Latest properties

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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Κατάσταση: Good

Κοινά

Κρεβατοκάμαρες: 5
Μπάνια: 2
Μέγεθος αυλής: 25 τ.μ

Utility details

Heating: Ναί

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.494.618

