



## Unique Stone Maison De Maitre With One Habitable Flat, One Apartment To Renovate, A Huge Garage And A Super Terrace.



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 401,802.32

### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Caux
Indicatif régional:	34320
Soumis:	30/08/2024

### Description:

Village with all shops, cafes and restaurants, school and college, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the beaches.

Unique stone maison de Maitre offering on the 1st floor a habitable 80 m2 flat with 2 bedrooms and a superb 60 m2 terrace plus an independent 20 m2 suite on the same landing and on the 2nd floor the same surface area available for complete renovation. All served by an exceptionally beautiful staircase that is rare in the region!

Ground = Entrance hall of 35 m2 + garage of 90 m2 + former stable of 20 m2 with well + cellar of 48 m2 with wine vats converted into water vats (24000 litres).

1st = Landing of 3 m2 + independent suite of 20 m2 with shower room (shower, washbasin, WC) + flat comprising an entrance hall of 2 m2 + lounge/dining room/equipped kitchen of 40 m2 (base and wall



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units, hob, sink, hood, fridge, dishwasher, electric oven) with access to a terrace of 60 m<sup>2</sup> + 2 bedrooms of 12 m<sup>2</sup> and 19 m<sup>2</sup> + shower room of 3.6 m<sup>2</sup> (shower, washbasin) + WC.

2nd = Old flat to be completely renovated with 6 rooms of 22.4 m<sup>2</sup>, 12.9 m<sup>2</sup>, 8 m<sup>2</sup>, 7.8 m<sup>2</sup>, 14.3 m<sup>2</sup> and 12 m<sup>2</sup> + shower room + WC.

Outside = Terrace with summer kitchen and barbecue/plancha area of 60 m<sup>2</sup>.

Miscellaneous = Electric heating + roofing and insulation redone + estimated amount of annual energy consumption for standard use: between 1040 Euros and 1480 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + land tax of approximately 2100 Euros + superb stone facade + solar panels for self-consumption (with batteries).

Price = 342.400 Euros (Beautiful and unique character house, great 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. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 80365

Property Size: 200 m<sup>2</sup>

Property Lot Size: 230 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: RC428000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

## Commun

Chambres: 3

Salle de bains: 2

Pied carré fini: 200 m<sup>2</sup>

Dimesions du lot: 230 m<sup>2</sup>

## Utility details



Heating:

Oui

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.052.431

