



## Lovely Cottage In a Wine-Growing Village, Sold Fully Furnished



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+44 (1440) 820-358
Languages:	English, French
Weboldal:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 90,547.17

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Faugeres
Írányítószám:	34600
Feladta:	2025. 04. 30.

#### Leírás:

Nestled in one of the region's most charming villages, famous for its vineyards, this adorable stone house with 70 m2 of living space, including one double bedroom and 2 single bedrooms, will win you over at first glance. Entirely furnished with taste, it combines the cachet of the past with today's comforts. A real cocoon, ready to welcome you without the slightest effort, ideal for a second home or a charming pied-a-terre among the vines.

- Location: Picturesque village with no shops (itinerant shops), 5 minutes from Laurens (shops and restaurants), 25 minutes from Beziers and the freeways, and 30 minutes from the beaches.

- Ground: 2 cellars of 10 m2 and 20 m2.

- 1st floor: Entrance into 25 m2 living room/equipped kitchen (wall/dish units, stove, fridge), a few steps down give access to a 19 m2 living room with fireplace, a few steps up give access to a 9 m2 mezzanine double bedroom (superb views from the window).

- 2nd floor: 2 m2 hall, 2 single bedrooms of 7 m2 and 6.5 m2 (can be combined to make a double bedroom), 3.5 m2 shower room (shower, washbasin, WC).



- Miscellaneous: 416 Euros property tax, not subject to energy performance diagnostics, sold furnished.

Super cosy cottage.

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: 3

Bathrooms: 1

Immediately Habitable

Latest properties

Rental Potential

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).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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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So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Gyakori

Hálósobák: 3  
Fürdőszobák: 1

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.887.763

