Cottage With Terraces, Small Garden, Charming Hamlet

Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Weboldal:	https://clefrance.co.uk

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 185,101.32

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Faugeres
Irányítószám:	34600
Feladta:	2025. 08. 06.

Leírás:

REDUCED in price - Pretty village house with about 88 m2 of living space including 2 bedrooms plus a lovely vaulted cellar of 30 m2, several terraces with nice views and a garden of about 200 m2 that could receive a pool. In a peaceful hamlet.

- Location: Hamlet with no shop, 15 minutes from Roujan, 30 minutes from Pezenas and Beziers and 40 minutes from the coast.

- Ground floor (garden level): Vaulted cellar of 30 m2, cellar of 20 m2 with access to the garden.

- Ground floor (street level): Living room of 29 m2 with fireplace and access to a terrace of 12 m2 (with stairs to the garden) and access through a few stairs to the kitchen of 19 m2 (lower units, gas hob, extractor and sink) with access to a terrace of about 10 m2, hall of 3.6 m2 leading to WC, laundry of 6 m2 and a washroom of 4.5 m2 (2 washbasins and shower).

- 1st floor: Hall of 3 m2, 2 bedrooms of 10 m2 and 11.8 m2.

- Extras: Insert fireplace and electrical heating, annual land tax of about 400 Euro, quiet location in the

centre of the village, finishings to foresee.

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.

Other Features
Bedrooms: 2
Bathrooms: 1
Immediately Habitable
Latest properties
Outside space
Terrace
With Land/Garden

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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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.

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Gyakori

Hálószobák:	2
Fürdõszobák:	1
Telekméret:	200 nm

Utility details

Heating:	Yes

Lease terms

Date Available:	

Contact information

IMLIX ID:	IX7.401.114