



## Townhouse Dating From The Early 20th Century



### Ügynök információ

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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 354,862.8

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Capestang
Irányítószám:	34310
Feladta:	2026. 04. 20.
Leírás:	

Village with all shops, schools, : 10 minutes from Capestang, 25 minutes from Beziers and 20 minutes from Narbonne, 15 minutes from the motorway and 25-30 minutes from the beaches.

A rare and charming property, a townhouse dating from the early 20th century, offering approximately 130 m2 of living space. It comprises three bedrooms, a cosy interior and a practical layout. You will be charmed by its large courtyard, ideal for enjoying sunny days, as well as its spacious summer kitchen, perfect for entertaining in a relaxed atmosphere.

The property is set on a 550 m2 plot and includes several outbuildings offering great potential: a separate 76 m2 stone shed with the possibility of creating two levels, an annexe that could be converted into a gite, with an existing bedroom and shower room, and a workshop that could easily be transformed into a kitchen/living room.

A property with endless possibilities, ideal for a family project or a tourism venture.

- Location: A charming, characterful townhouse dating from the early 20th century with about 130 m2 of living space and outbuildings on a 550 m2 plot.



- Ground floor: Entrance into a 31 m<sup>2</sup> living/dining room, a 9.2 m<sup>2</sup> fitted kitchen (wall and base units, electric oven, induction hob, extractor hood, fridge, dishwasher), a 6.7 m<sup>2</sup> utility room, a WC with washbasin, a 5 m<sup>2</sup> hall with access to the rear courtyard.
- 1st floor: 10 m<sup>2</sup> hallway, 12.3 m<sup>2</sup> bedroom with small walk-in wardrobe, 14.5 m<sup>2</sup> bathroom (bath, 2 washbasins, walk-in shower), cupboard, 10 m<sup>2</sup> bedroom, WC with washbasin, 7 m<sup>2</sup> study/dressing room.
- 2nd floor: 25 m<sup>2</sup> attic bedroom with fitted wardrobe and 6 m<sup>2</sup> shower room (washbasin, shower, toilet).
- Outside: 60 m<sup>2</sup> courtyard opening onto a 45 m<sup>2</sup> summer kitchen, 76 m<sup>2</sup> stone-built outbuilding, former wine cellar comprising a 45 m<sup>2</sup> room with an old wine vat and a 38.5 m<sup>2</sup> bedroom upstairs with its own 5.8 m<sup>2</sup> shower room (shower, WC, washbasin).
- Extras: Centralised reversible air conditioning, mosquito nets and roller shutters, original tiling beneath some of the wooden flooring upstairs, roofs in very good condition, estimated amount of annual energy consumption for standard use: between 620 Euros and 890 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions).

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

Property Size: 130 m<sup>2</sup>

Property Lot Size: 550 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, 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 Sète and Grande Motte bringing in millions of tourists every summer, the Hérault 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.

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.

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

Állapot: Good

### **Gyakori**

Hálósobák: 3  
Fürdőszobák: 2  
Telekméret: 550 nm

### **Room details**

Indoor Features: Fitted kitchen



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX8.388.810

