



## Beautiful Village House With 155 M2 Of Living Space, Garage, Stable And Terrace With Views.



### Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 253,182.48

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Laurens
Cap:	34480
Pubblicato:	24/06/2023

### Descrizione:

Village with all shops, cafe, restaurants, school, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast.

House well located in the village, with about 155 m2 of living space including 2/3 bedrooms and 2 bathrooms plus a large sunny terrace of 35 m2 with nice views, a former stable that could be converted and a garage of 40 m2. Charm and character.

Ground = Entrance hall of 10 m2 + vestibule of 5.3 m2 + former stable of 28 m2 + garage of 40 m2.

1st = Lounge of 30 m2 with fireplace + equipped kitchen of 11 m2 (upper and lower units, extractor, cooker, dishwasher, fridge) + dining room of 15.3 m2 + wc with handbasin + bedroom of 16 m2 en suite with bathroom of 5.5 m2 (shower, washbasin and wc) + study/single bedroom of 8 m2.

2nd = Lounge of 30 m2 with kitchen corner (work surface and sink) with access to a terrace of 35 m2 + bedroom of 20 m2 + bathroom of 8 m2 (shower, washbasin and wc).



Sundry = Electrical heaters + annual land tax of about 800 Euros + estimated amount of annual energy consumption for standard use: between 2433 Euros and 3291 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + no work to foresee + possibility to negotiate the furniture.

Price = 219.000 Euros (Charming home)

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 : 71596  
Property Size: 155 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 2  
Reference: LAM249900E

### **Other Features**

Immediately Habitable  
Outside space  
Private parking/Garage  
Rental Potential  
Terrace

### **Comune**

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	155 mq

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX4.695.462



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