



Barn Entirely Renovated, Patio, Large Garage And Quiet Location



Informazioni sull'Agente

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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 272,599.31

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	34320
Pubblicato:	29/01/2024

Descrizione:

REDUCED in price - Former barn entirely converted in 2007 with high quality materials, with a living space of 123 m2 offering 3 bedrooms, 2 bath / shower rooms, a living room of 40 m2 (high ceiling), a separate kitchen of 20 m2, a private patio of 20 m2 plus a large garage of 60 m2. Quiet location in a charming village.

- Location: Charming picturesque village with its old castle, cafe, grocery and food truck, at only 5 minutes from Pezenas (dynamic historic city), 30 minutes from Beziers and 25 minutes from the beach.

- Ground floor: Large garage of 60 m2 (can receive 2 to 3 cars, concrete floor, laundry area and electric gate with brand new motor), entrance hall of 2 m2.

- 1st floor: Living room of 40 m2 (high ceiling), corridor of 6.71 m2, not overlooked private patio of 20 m2 with barbecue, water and electricity, separate kitchen of 20 m2 (lower units, electric hob and oven, hood, dish washer, sink), shower room of 3.45 m2 (WC, shower, basin unit), bedroom (or office) of 15 m2.

- 2nd floor: Hall of 4 m2, bedroom of 13.17 m2 (large built in cupboards), bathroom of 5.40 m2 (WC,



bath, basin unit), bedroom of 14.16 m2 (cupboard).

- Exterior: A pleasant private patio of 20 m2 (not overlooked, completely private) with barbecue, water and electricity.

- Extras: Built in 2007 (quality materials), double glazing, electric roller shutters and wooden shutters, mosquito net on windows, reversible air conditioning, roof is new, fibre broadband, annual land tax of 1658 Euro, estimated amount of annual energy consumption for standard use: between 680 Euro and 980 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

In perfect condition. In a pleasant village.

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: 2

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Rental Potential

Terrace

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).

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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.

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For everything you need to know about French property visit www.clefrance.co.uk

Comune

Camere da letto:	3
Bagni:	2
Dimensione del lotto:	25 mq

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.427.940

