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Beautiful And Spacious Former Winegrowing Property With 243 M2 Of Living Space On 1064 M2 Of Land In A Charming And Peaceful Hamlet.



Agent Info

Naam: Freddy Rueda
Bedrijfsnaam: Freddy Rueda Sarl

Mistlampen: France

Experience

since:

Service Type: Selling a Property

Specialties:

Property Type: Apartments, Houses Telefoon: +33 (467) 363-428 Languages: English, French

Website: https://realestateoccitani

e.com

Advertentie details

Vastgoed voor: Koop

Prijs: USD 563,367.02

Locatie

Aanbevolen Auto Onderdelen: France
Staat/Regio/Pronvincie: Occitanie
Plaats: Laurens
Postcode: 34480
Geplaatst: 15-02-2024

Omschrijving:

Lovely hamlet (no shop) just 5 minutes from Autignac and Laurens (villages with all shops and restaurants), 25 minutes from Beziers and 30 minutes from the coast.

Beautiful and spacious character home (former winegrowing property dating from the middle of 19th century) with 243 m2 of living space including 5 bedrooms and 3 washrooms, on a 1064 m2 plot. Located in peaceful environment, with lovely views from the terrace. A real sun and light trap with a garden that can receive a pool.

Ground = Porch of 23 m² + garage of 23 m² + laundry of 21 m² + former laundry of 12 m² + 3 cellars of 34 m², 13 m² and 14 m² + former winegrowers' kitchen of 27 m².

1st = Entrance hall of 30 m2 + lounge of 21 m2 with access to an office/bedroom of 12 m2 with dressing room of 3 m2 + dining room of 21 m2 + equipped kitchen of 13 m2 (upper and lower units, hob, extractor fan, oven, sink) + 2 bedrooms of 12 m2 and 8 m2 + bathroom of 4 m2 (bath, WC, washbasin) + WC + staircase + side part (that could be fully independent) including an office of 21 m2 with access to

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bedroom of 14 m2and WC with handbasin plus former washroom of 4 m2 (bath, WC, washbasin) located between ground and 1st.

2nd = Lounge or bedroom of 38 m2 with access to a shower room of 4 m2 (shower, WC, washbasin) and to bedroom of 34 m2.

Exterior = Terrace of about 12 m² + parking space + beautiful back and front gardens that could receive a pool + nice shady areas.

Sundry = Reversible air conditioning + estimated amount of annual energy consumption for standard use: between 2380 Euros and 3260 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1120 Euros + roof in very good condition (2008) + quote for a new facade (all the house) of 60.000 Euros.

Price = 490.000 Euros (Beautiful and authentic family 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

Property Id: 68760 Property Size: 243 m2 Property Lot Size: 1,064 m2

Bedrooms: 5
Bathrooms: 3

Reference: LAL567000E

Other Features

Immediately Habitable
Outside space
Private parking/Garage
Renovation required
Rental Potential
With Land/Garden

Conditie: Very Good

Algemeen

Slaapkamers: 5
Badkamers: 3
Afgewerkte vierkante meter: 243 m²
Lot Afmeting: 1064 m²



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Building detailsOutdoor Amenities:

Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.494.509



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