



## Nice Village Town House, Cellar, Roof Terrace with View



### Agent Info

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### Listing details

Property for: Sale  
Price: EUR 159,000

### Location

Country: France  
State/Region/Province: Occitanie  
City: Murviel-les-Beziers  
ZIP code: 34490  
Posted: Sep 21, 2023

### Description:

**REDUCED** in price - Large village house with 82 m2 of living space including 3 bedrooms and 2 bathrooms, plus a cellar of 50 m2, an attic (that could be converted into a summer kitchen) of 26 m2 with access to a roof terrace of 15 m2. Well located in the medieval part of the village. Sold furnished.

- Location: Village with all shops, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

- Basement floor: 2 cellars of 22 m2 and 35 m2.

- Ground floor: Living room/kitchen of 16 m2 (cupboards, sink, electrical oven, gas hob, fridge), hall of 5.2 m2, lounge of 17 m2 with fireplace, bathroom of 4 m2 (washbasin, bath and WC).

- 1st floor: Hall of 3.7 m2, 2 bedrooms of 10 m2 and 9 m2, en suite bedroom of 13 m2 en suite with washroom of 3.6 m2 (shower, washbasin and WC).

- 2nd floor: Attic to convert of 26 m2 with kitchen area (work surface and gas hob) and access to a terrace of 15 m2 (possibility to install a decking to have the views).



- Extras: Annual land tax of 638 Euro, house in excellent condition.

Ready to move in.

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

Outside space

Terrace

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 Hérault is as beautiful and unspoiled as it has always been. The Hérault 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 Hérault 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.

Hérault 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.

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

## Common

Bedrooms:	3
Bathrooms:	2
Lot Size:	15 sq m

## Rental details

Furnished:	Yes
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## Lease terms

Date Available:	
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## Contact information

IMLIX ID:	IX4.908.382
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