



Cosy Village House With 92 M2 Living Space And Roof Terrace In A Charming Village.



Agent Info

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Listing details

Property for:	Sale
Price:	EUR 135,000

Location

Country:	France
State/Region/Province:	Occitanie
City:	Laurens
ZIP code:	34480
Posted:	Jul 12, 2024

Description:

Nice village with all shops, grocery, bakery, bar/restaurant, schools, 20 minutes from Beziers and 25 minutes from the beaches.

Charming, cosy village house offering around 92 m2 of living space on 3 levels, including 2 bedrooms, 2 shower rooms, plus an 18 m2 roof terrace with lovely views over the village. Ideal for holidays or seasonal lets.

Basement = 2 cellar workshops of 18 m2 and 13.5 m2 (bike storage etc.)

Ground (2 steps) = Entrance into 18 m2 fitted kitchen (hob, extractor fan, oven, sink, fridge) + 13.5 m2 sitting room with access to balcony + 3.3 m2 shower room (WC, washbasin, shower).

1st = 1.8 m2 hall + 13.7 m2 bedroom + 11.6 m2 bedroom with access to shower room + 7.3 m2 shower room (shower, washbasin, WC).

2nd = 22 m2 room with access to a 18 m2 terrace.



Miscellaneous = Heating required + pleasant and very private terrace + not subject to energy performance diagnostics + land tax of about 650 Euros.

Price = 135.000 Euros (Very cosy house with terrace !)

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 : 62233

Property Size: 92 m²

Bedrooms: 2

Bathrooms: 2

Reference: AL155000E

Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

Common

Bedrooms: 2

Bathrooms: 2

Finished sq. ft.: 92 sq m

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.906.202



IMLIX

IMLIX Real Estate Marketplace

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