



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



### Informações do Revendedor

Name:	Freddy Rueda
Nome da	Freddy Rueda Sarl
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País:	França
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 574,425.95

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Laurens
CEP:	34480
Adicionado:	15/02/2024

### Informação adicional:

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 m<sup>2</sup> and 8 m<sup>2</sup> + bathroom of 4 m<sup>2</sup> (bath, WC, washbasin) + WC + staircase + side part (that could be fully independent) including an office of 21 m<sup>2</sup> with access to bedroom of 14 m<sup>2</sup> and WC with handbasin plus former washroom of 4 m<sup>2</sup> (bath, WC, washbasin) located between ground and 1st.

2nd = Lounge or bedroom of 38 m<sup>2</sup> with access to a shower room of 4 m<sup>2</sup> (shower, WC, washbasin) and to bedroom of 34 m<sup>2</sup>.

Exterior = Terrace of about 12 m<sup>2</sup> + 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](http://georisques.gouv.fr)

Property Id : 68760

Property Size: 243 m<sup>2</sup>

Property Lot Size: 1,064 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

Reference: LAL567000E

## Other Features

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

With Land/Garden

Condição: Very Good

## Comum

Quartos de dormir: 5

Banheiro: 3

Pés quadrados acabados: 243 m<sup>2</sup>



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Tamanho do lote: 1064 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.494.509

