



Pleasant Country House With 3 Bedrooms, 2 Bathrooms, Veranda, Terrace And A 539 M2 Garden With Superb Views



Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Firma:	
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 231,000

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Lunas
Postleitzahl:	34650
Veröffentlicht:	14.11.2024

Beschreibung:

Hamlet located at 2 minutes from a village with all amenities, 15 minutes from the Avene lake and 40 minutes from Clermont l'Herault !

Pleasant country house (3 faces) with 100 m² of living space offering 3 bedrooms (one master suite), 2 bathrooms, a lounge, a kitchen, a large veranda, a small terrace with barbecue and several cellars. There is also a 539 m² garden to the back of the house with superb views and a private parking space at the front. In a quiet location, just 2 kilometers from the village !

Basement = Several cellars of approx. 25 m² in total (right of way under porch).

Ground = Entrance onto 12 m² veranda with lovely views + 9.13 m² kitchen (wall and base units, dishwasher, electric oven, sink, electric hob, extractor hood, small fridge, freezer) + hall of 3.43 m² + bathroom of 4 m² (bath, washbasin, WC) + lounge of 14.92 m² with insert fireplace (access to terrace) +



bedroom of 11.61 m² with cupboard and lovely views.

1st = Wooden staircase leading to a 7 m² hall (office or other) + 8.74 m² bedroom with lovely views + master suite of 28.20 m² with a 16 m² bedroom and en-suite shower room of 12. 20 m² (shower, vanity unit, WC, heated towel rail).

Outside = A small terrace at the front of the house of approx. 5 m² with barbecue + a garden at the back of the house of 539 m² with superb views + a parking space to the front.

Miscellaneous = Double glazing (partly) + mosquito net + estimated amount of annual energy consumption for standard use: between 3196 € and 4324 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + oil central heating + insert fireplace + on main sewage.

Price = 231.000 € (Charming !)

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 : 61189

Property Size: 100 m²

Property Lot Size: 659 m²

Bedrooms: 3

Bathrooms: 2

Reference: BL231000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Allgemein

Schlafzimmer: 3

Badezimmer: 2

Versorgungsdetails

Heizung: Ja



Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:

IX6.400.144

