



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

### اطلاعات مشاور املاک

Freddy Rueda	نام:
Freddy Rueda Sarl	نام شرکت:
France	کشور:
	Experience since:
Selling a Property	نوع خدمات:
	Specialties:
Apartments, Houses	Property Type:
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English, French	Languages:
<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>	وب سایت:



### توضیحات آگهی

آگهی برای:  
قیمت:  
فروش  
EUR 231,000

### اطلاعات مکانی

کشور:  
استان:  
شهر:  
کد پستی:  
تاریخ آگهی:  
توضیحات:  
France  
Occitanie  
Lunas  
34650  
2024/11/14

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.



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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 Geo risks website: [georisques.gouv.fr](http://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

### اطلاعات عمومی

3 اتاق خواب:  
2 اتاق خواب:

### Utility details

بله Heating:

### Lease terms

Date Available:



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**Contact information**

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IMLIX ID:

