



## House With Studio Terrace And Small Garden



### Information de l'agent

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Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 129,000

### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Bédarieux
Indicatif régional:	34600
Soumis:	15/07/2024

### Description:

**REDUCED** in price - Stone village house to refresh with 70 m<sup>2</sup> of living space plus a fully renovated duplex studio of 25 m<sup>2</sup> (regularly rented as Air BnB), with also a terrace of 8 m<sup>2</sup> and a small garden of 14 m<sup>2</sup>. Attractive small project in a quiet street.

- Location: Village with all shops 15 minutes north of Bedarieux, 50 minutes from Beziers and 10 minutes from Lunas.

- MAIN HOUSE:

- Ground floor: 3 cellars of 10 m<sup>2</sup>, 15 m<sup>2</sup> and 13 m<sup>2</sup>.

- 1st floor: Entrance through a terrace of 8 m<sup>2</sup>, living room of 20.4 m<sup>2</sup>, non equipped kitchen of 12 m<sup>2</sup>, bedroom of 10.5 m<sup>2</sup>.

- 2nd floor: Bedroom of 13 m<sup>2</sup> with access to another bedroom of 10.8 m<sup>2</sup>, washroom of 2.6 m<sup>2</sup> (shower, washbasin and wc).



- STUDIO:

- Ground floor: Washroom of 4.8 m2 (shower, washbasin and wc).

- 1st floor: Living room of 17 m2, mezzanine for sleeping of 8 m2.

- OUTSIDE:

- Exterior: Terrace of 8 m2, small garden in front of the house of 14 m2.

- Extras: Electric heating, yearly land tax of 700 euro, rental annual income of the studio 6000 euro (2021) .

Small and easy project.

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

Rental Potential

Terrace

With Land/Garden

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.



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Herault 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)

## Commun

Chambres:	4
Salle de bains:	2
Dimesions du lot:	22 m <sup>2</sup>

## Utility details

Heating:	Oui
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX5.906.338
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IMLIX

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