



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



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 231,000

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Lunas
Indicatif régional:	34650
Soumis:	14/11/2024

#### Description:

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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> in total (right of way under porch).

Ground = Entrance onto 12 m<sup>2</sup> veranda with lovely views + 9.13 m<sup>2</sup> kitchen (wall and base units, dishwasher, electric oven, sink, electric hob, extractor hood, small fridge, freezer) + hall of 3.43 m<sup>2</sup> + bathroom of 4 m<sup>2</sup> (bath, washbasin, WC) + lounge of 14.92 m<sup>2</sup> with insert fireplace (access to terrace) +



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bedroom of 11.61 m<sup>2</sup> with cupboard and lovely views.

1st = Wooden staircase leading to a 7 m<sup>2</sup> hall (office or other) + 8.74 m<sup>2</sup> bedroom with lovely views + master suite of 28.20 m<sup>2</sup> with a 16 m<sup>2</sup> bedroom and en-suite shower room of 12. 20 m<sup>2</sup> (shower, vanity unit, WC, heated towel rail).

Outside = A small terrace at the front of the house of approx. 5 m<sup>2</sup> with barbecue + a garden at the back of the house of 539 m<sup>2</sup> 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](http://georisques.gouv.fr)

Property Id : 61189

Property Size: 100 m<sup>2</sup>

Property Lot Size: 659 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: BL231000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Commun

Chambres: 3

Salle de bains: 2

## Utility details

Heating: Oui



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.400.144

