



## Cottage in Village, Terrace, Cellar And Convertible Attic



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 67,500

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	La Tour-sur-Orb
Cap:	34260
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### Descrizione:

**REDUCED** in price - Character village house (dating from 1849, 2 faces) with a living space of 120 m<sup>2</sup>, offering 3 bedrooms, a washroom, a kitchen with a dining area that leads on a cute terrace, a room that could be transformed as a bedroom, plus 60 m<sup>2</sup> of cellars and about 80 m<sup>2</sup> of convertible attic.

- Location: Nice village in the heart of the Natural Park of Languedoc, with some shops (tabac, bakery, grocery, pharmacy, bar, poste office), located at 10 minutes from La Tour sur Orb, 35 minutes from Avene and 1hr from the beach.

- Ground floor: Vaulted cellars of about 60 m<sup>2</sup> in total.

- 1st floor: Living room (lounge) of 20 m<sup>2</sup> with an insert fireplace, room of 8.15 m<sup>2</sup>, kitchen (double sink and 2 balconies) with a dining area that leads on a beautiful small terrace of 9 m<sup>2</sup> (with nice view on the church), hall of 2.32 m<sup>2</sup>, WC of 1 m<sup>2</sup>, shower room of 3.56 m<sup>2</sup> (bath, sink and bidet).

- 2nd floor: Hall of 3.57 m<sup>2</sup>, bedroom of 10.31 m<sup>2</sup> (adjoining), bedroom of 9.93 m<sup>2</sup>, bedroom of 14.36 m<sup>2</sup> (cupboard and beautiful old wooden fireplace), room of 21 m<sup>2</sup> to convert.



3rd: Large convertible attic of about 80 m2.

- Extras: Simple glazing, shutters, insert fireplace in lounge, oil burning stove in kitchen, electric heating (to replace), new roof from 2011, some modernisation to foresee (interior refreshments/electricity/plumbing), annual land tax of about 560 Euro.

Great small 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: 1

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

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.

Hérault 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).

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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)

## Comune

Camere da letto: 3  
Bagni: 1  
Dimensione del lotto: 25 mq

## Utility details

Heating: Si

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.085.508

