

# French Properties

ONLINE

€176 000

3 bedroom Village house

Surface : 125 m<sup>2</sup>

Inner condition: renovated

External condition: renovated

**Features:**

calm, shops at walking distance

3 bedroom

1 terrace

2 bathrooms

1 garage

Energy class (dpe): C

Emission of greenhouse gases (ges): A



## Village house Laurens

Tastefully renovated village house with garage, 3 bedrooms, 2 bathrooms and a beautiful roof terrace with a view. This tastefully renovated village house is located in a sought-after village offering plenty of social activities, and all necessary amenities, including bakeries, a butcher, a general store, restaurants, a pharmacy, and a medical center. Ideally situated just 20 minutes from Béziers and Pézenas, about 35 minutes from the beach, and close to the Orb Valley, the Languedoc Natural Park, and Lake Salagou, this property is perfect for year-round living or as a holiday retreat. With approximately 125 m<sup>2</sup> of living space spread over three levels, the house features a garage, three bedrooms, two bathrooms, and a private outdoor space on each floor—culminating in a beautiful roof terrace on the top level with lovely views. The ground floor includes a 21 m<sup>2</sup> garage accessed through a separate entrance, leading to a landing of 8 m<sup>2</sup> with built-in cupboards. A 5 m<sup>2</sup> shower room with washbasin, shower, and toilet is located nearby, and the 19 m<sup>2</sup> kitchen/diner opens onto a cosy 10 m<sup>2</sup> reading lounge, which in turn leads out to a 3 m<sup>2</sup> balcony. Up one level, you find a bedroom of 11 m<sup>2</sup>, a TV lounge of 10.60 m<sup>2</sup>, and a spacious 27 m<sup>2</sup> lounge that extends onto a covered terrace of 7.20

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23/02/2025 - Prix T.T.C

