

312 000 €

**Buying maison de caractère**

**4 rooms**

**Surface : 200 m²**

**Surface of the living : 36 m²**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

Jacuzzi spa, Double Glazing, Laundry room, Calm

3 bedroom

2 terraces

2 showers

1 garage

**Legal information**

312 000 € fees included

4,00% VAT of fees paid by the buyer (300 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**Maison de caractère B02015 Faugères**

FAUGERES REF / B02015 Charming type 4 stone house of approximately 200 m² with garage, courtyard, terrace and gite. This property is composed on the ground floor of a large kitchen of 20 m², a living room with character of 36 m² with exposed stone and vaulted ceiling. We also find a pleasant courtyard to relax in, a laundry room and a garage. Upstairs, we see a large bright dining room, two bedrooms, one with its own shower room. Subsequently, we find part of the upper floor converted into a gite for a surface area of 36 m², with jacuzzi, sonna and private terrace. This property is equipped with reversible air conditioning and a pellet stove. The house is located in the small village of Faugères, 25 minutes from the entrance to Béziers.

- Emission of greenhouse gases (ges) : A  
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