



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

## In A Sought-After Village, Village House To Finish Renovating With Shop And Apartment.

### معلومات الوكيل

ArKadia : اسم  
: اسم الشركة  
United Kingdom : بلد  
: هاتف  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: USD 92,784

### موقع

: بلد France  
الدولة / المنطقة / المحافظة: Occitanie  
الرمز البريدي: 34490  
نشر: 12/05/2022  
وصف:

A sought after river-side village with all shops and restaurants, on the river Orb, 20 minutes to Beziers and 30 minutes to beaches and Beziers-Cap d'Agde airport.

Situated in the heart of the village, solid village house to finish renovating with working shop premises and an apartment above. The shop has already been redone to a very high standard and has interior stairs to a below ground cellar and to the floors above. This unique combination could offer 100 m2 of living space over 3-4 floors (including the shop), or 75 m2 of living space using the shop as commercial premises or as a garage.

Lower ground = Cellar of 27 m2 with concrete floor.

Ground = Entrance through side door or sliding doors into shop premises of 27 m2 licensed for all activity or can be living space or garage (reinforced concrete floor with steel girders ) + easy parking nearby.

1st = Bright living area of 22 m2 with kitchenette, already tiled, wc of 2 m2 with basin (plumbing in place).

2nd = Intended lounge or bedroom of 27 m2 with room for en-suite shower room.

3rd = To finish entirely with proper floor, walls, stairs, :(beams in place already).



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Sundry = All heavy work has been done (new roof, windows, shutters, electricity, plumbing and facade) + entirely renovated and functioning shop for any commercial activity + excellent location + foresee fitting bathroom, full kitchen and finishing floors 2 and 3 entirely.

Price = 85.800 € (Unique, lots of potential !)

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 Geo risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 28636  
Property Size: 100 m2  
Reference: C121000E

### Other Features

Renovation required  
Rental Potential

### Building details

نعم فعلا  
1  
Pool

Parking:  
Number of Garages:  
Outdoor Amenities:

### Lease terms

Date Available:

معلومة اضافية  
رابط الموقع:

[http://www.arkadia.com/KNJG-T2270/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KNJG-T2270/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

10765-c121000e

IMLIX ID:



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