



## Nice Village House With 82 M2 Of Living Space, Cellar Of 50 M2, Roof Terrace And Attic.



### Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 172,374.81

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34490
Veröffentlicht:	15.05.2023

#### Beschreibung:

Village with all shops, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Large village house with 82 m<sup>2</sup> of living space including 3 bedrooms and 2 bathrooms, plus a cellar of 50 m<sup>2</sup>, an attic (that could be converted into a summer kitchen) of 26 m<sup>2</sup> with access to a roof terrace of 15 m<sup>2</sup>. Well located in the medieval part of the village. Sold furnished.

Basement = 2 cellars of 22 m<sup>2</sup> and 35 m<sup>2</sup>.

Ground = Living room/kitchen of 16 m<sup>2</sup> (cupboards, sink, electrical oven, gas hob, fridge) + hall of 5.2 m<sup>2</sup> + lounge of 17 m<sup>2</sup> with fireplace + bathroom of 4 m<sup>2</sup> (washbasin, bath and WC).

1st = Hall of 3.7 m<sup>2</sup> + 2 bedrooms of 10 m<sup>2</sup> and 9 m<sup>2</sup> + en suite bedroom of 13 m<sup>2</sup> en suite with washroom of 3.6 m<sup>2</sup> (shower, washbasin and WC).

2nd = Attic to convert of 26 m<sup>2</sup> with kitchen area (work surface and gas hob) and access to a terrace of



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15 m2 (possibility to install a decking to have the views).

Extras = Annual land tax of 638 Euros + estimated amount of annual energy consumption for standard use: between 916 Euros and 1240 Euros per year. Average energy prices indexed to the year 2022 (including subscriptions) + house in excellent condition.

Price = 149.000 Euros (Ready to move in)

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 : 74444  
Property Size: 82 m2  
Bedrooms: 3  
Bathrooms: 2  
Reference: CMC189000E

### Other Features

Immediately Habitable  
Outside space  
Rental Potential  
Terrace

Zustand: Ausgezeichnet

### Allgemein

Schlafzimmer: 3  
Badezimmer: 2  
Fertige m<sup>2</sup>: 82 m<sup>2</sup>

### Mietdetails

Möbliert: Ja

### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

IMLIX ID: IX4.695.463



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<https://www.imlix.com/de/>

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